

**City of Carson City
Agenda Report**

Date Submitted: June 24, 2011

Agenda Date Requested: July 7, 2011

Time Requested: 15 minutes

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: For possible action to approve a conceptual site and building design concept for the Multi-purpose Athletic Complex at the Boys and Girls Club and to direct staff to proceed with hiring Valentiner Crane Architects as the project designer.

Staff Summary: Staff is asking for approval of a new conceptual plan for the Multi-purpose Athletic Complex based on the new strategy that the Board of Supervisors approved on February 17, 2011. This new plan improves site access, programmability, and supervision of the facility. In addition staff is seeking direction from the Board to proceed with hiring Valentiner Crane Architects as the project designer.

Type of Action Requested: (check one)

- Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move for possible action to approve a conceptual site and building design concept for the Multi-purpose Athletic Complex at the Boys and Girls Club and to direct staff to proceed with hiring Valentiner Crane Architects as the project designer.

Explanation for Recommended Board Action: During the February 17, 2011, Board of Supervisor's meeting, the Board approved a new strategy for the indoor recreation center project that downsized the project to a double gym facility with a suspended indoor walking track. This new concept is referred to as a Multi-purpose Athletic Complex or MAC and is more closely aligned with available funding. This conceptual plan consists of two gyms, a lobby, dry locker rooms, restrooms, storage, and an elevated walking track. The plan preserves the existing indoor recreation center plan which can be developed at later a time if desired.

Staff has evaluated the conceptual plan and has had an independent consultant review the plan as well. It is staff's opinion that the plan has some supervision and programmability issues; as a result, staff has requested two other versions from our consultant, Brent Tippetts of Valentiner Crane. Staff is recommending new conceptual site plan B. This conceptual plan has been approved by the Parks and Recreation Commission and the Commission is recommending approval by the Board. This concept improves access to the parking lot, as well as the programmability and supervision of the facility. It also allows for future expansion to the building. However, it places the new concept directly on the indoor recreation center site, which if approved will preclude the use of the existing recreation center plans for the future. Staff has come to the conclusion that this option gives the Parks and Recreation Department the best short-term and long-term solutions to providing and expanding indoor recreation and sports programs and services. Staff has consulted with the Planning Division and it is the Planning staff's opinion that the new plans are substantially in compliance with the existing Special Use Permit and that a new Special Use Permit will not be needed.

Staff is also recommending hiring Valentiner Crane as the project architecture and design firm. In 2008 the City conducted a formal request for qualifications process for the design services of the indoor recreation center and Valentine Crane was selected for their vast experience and specialization in designing indoor recreation and sports facilities. Mr. Tippets has brought the previous recreation center design to the 100% level, which includes the site improvements, much of which, including the parking design, will be retained in the new project. In addition, Mr. Tippets has cultivated a business relationship with local professional firms and is planning to use some of these firms, including Lumos Engineering, in the design process. Staff believes that retaining Valentiner Crane will reduce the cost of design and planning, expedite the process, and ensure a first rate product.

Applicable Statue, Code, Policy, Rule or Regulation: Carson City Charter; Section 2.140

Fiscal Impact: N/A

Explanation of Impact: If this action is approved a professional services contract with Valentiner Crane will be brought to the Board for approval at a later date.

Funding Source: Quality of Life Initiative / Question 18


Alternatives: Reject staff's recommendation a direct staff to devise an alternative plan.

Supporting Material:

- 1) Exhibit A: Conceptual Building Plan options
- 2) Exhibit B: Site Plan
- 3) Exhibit C: Valentiner Crane project proposal.
- 4) Exhibit D: Multi-Purpose Athletic Complex Project Report to the City Manager
- 5) Parks & Recreation Commission Minutes

Prepared By:  Date: 6/28/11
Roger Moellendorf, Parks & Recreation Director

Reviewed By:  Date: 6/28/11
Lawrence A. Werner, City Manager

 Date: 6/28/11
District Attorney's Office

 Date: 6/28/11
Finance Department

Board Action Taken:

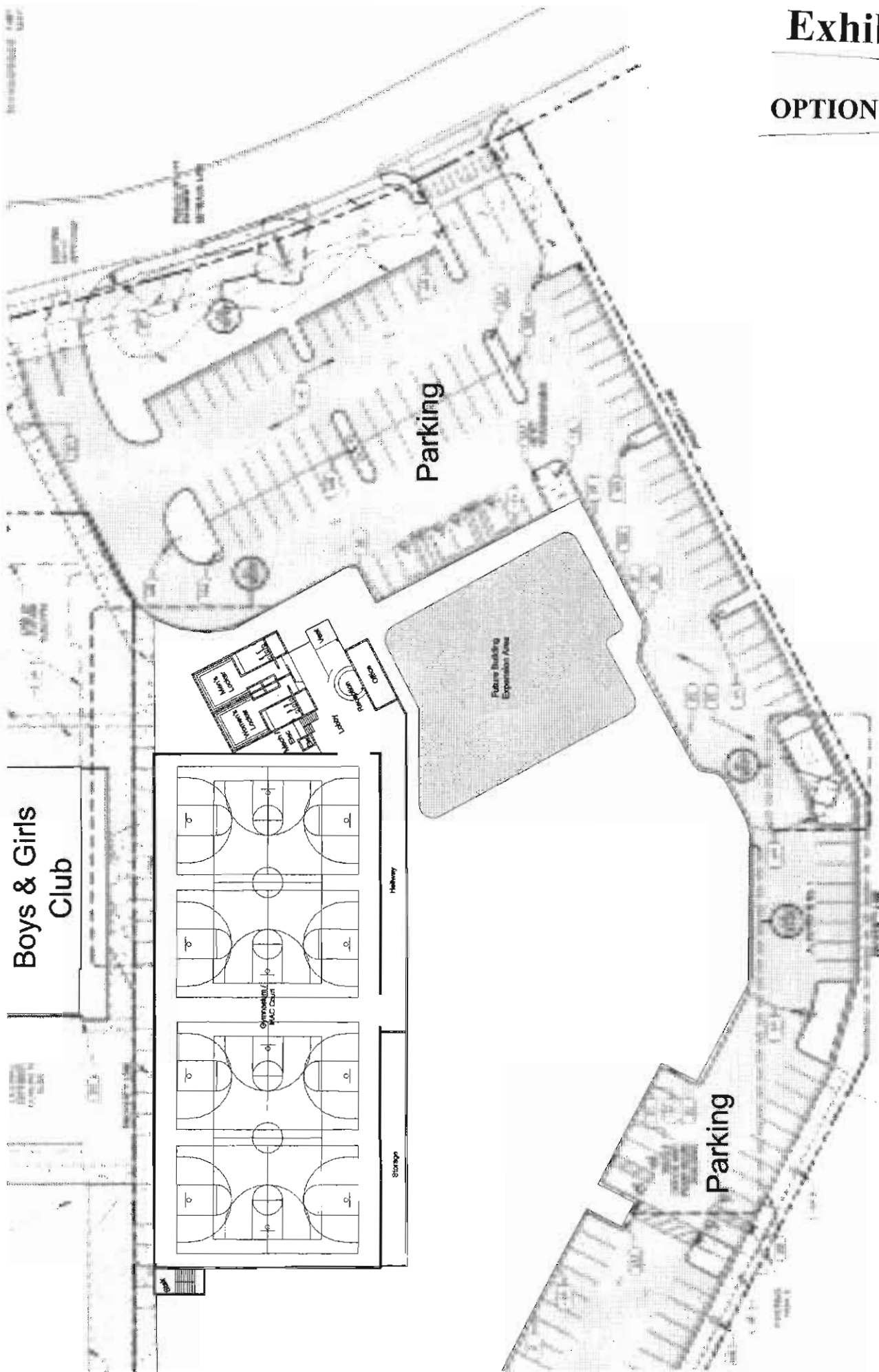
Motion: _____ 1: _____ Aye/Nay

2: _____ _____

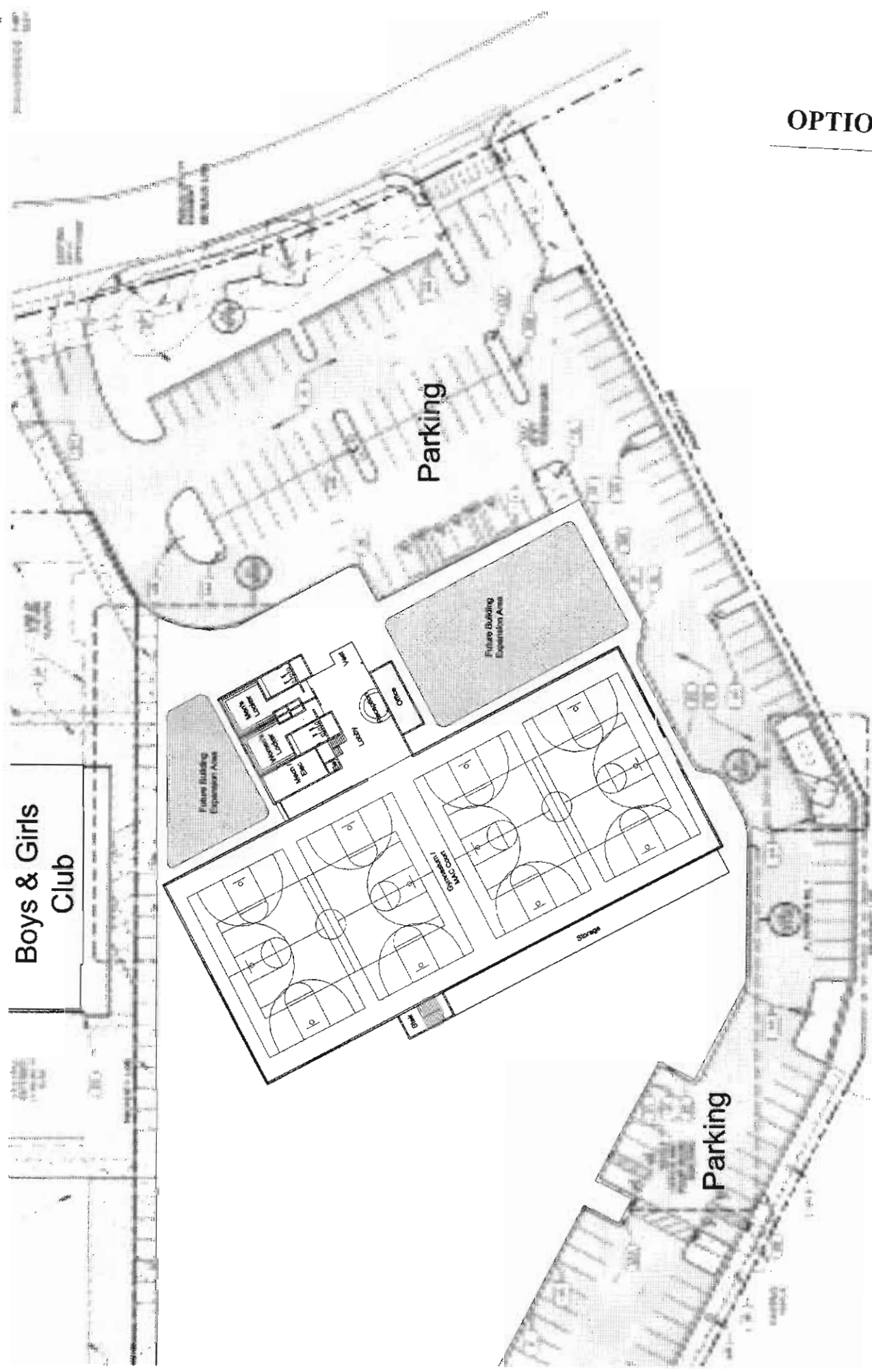
(Vote Recorded By)

Exhibit A

OPTION A



OPTION B



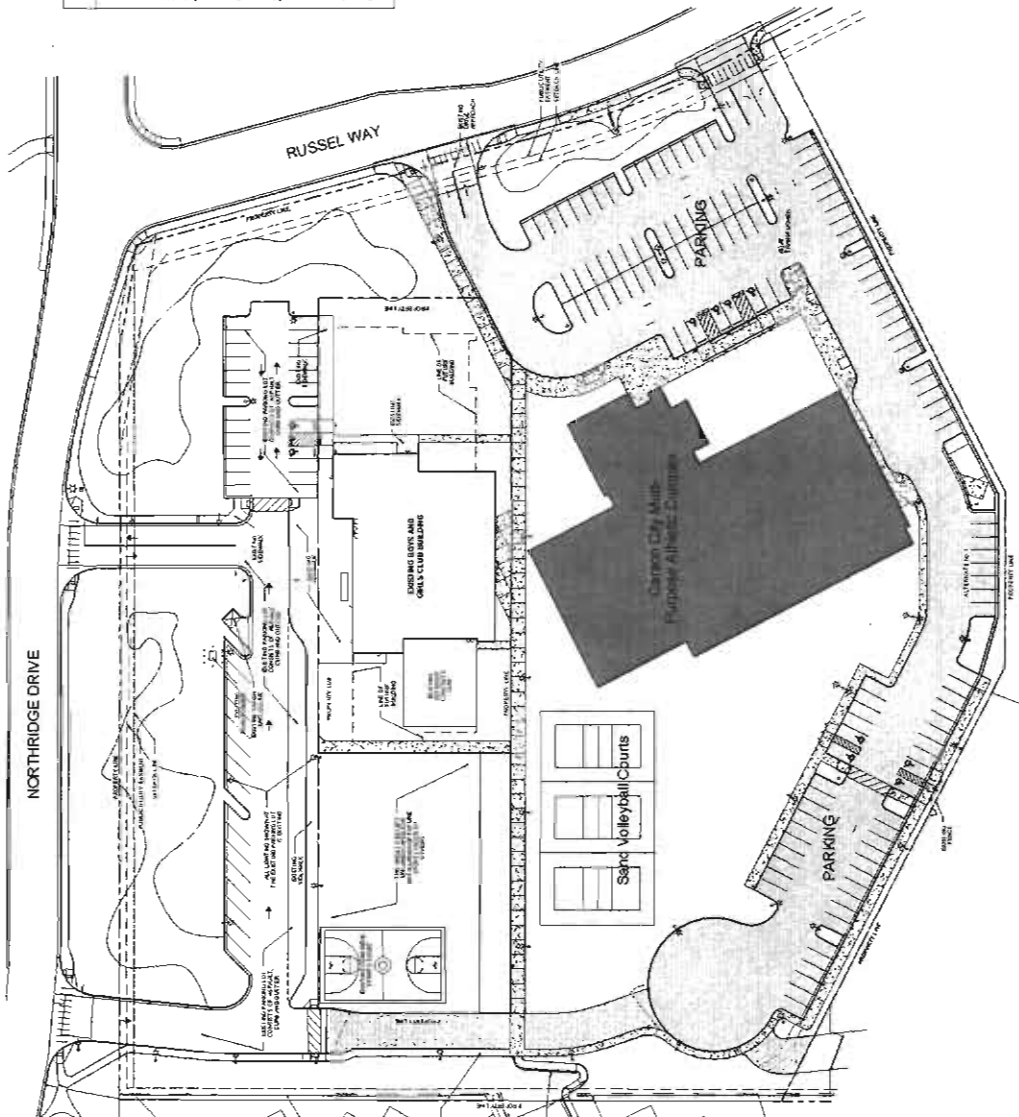
OPTION B

PARKING NOTES

PARKING PROVIDED
 BOY & GIRLS CLUB
 39 PARKING SPACES
 2 ACCESSIBLE PARKING SPACES
 41 TOTAL PARKING SPACES

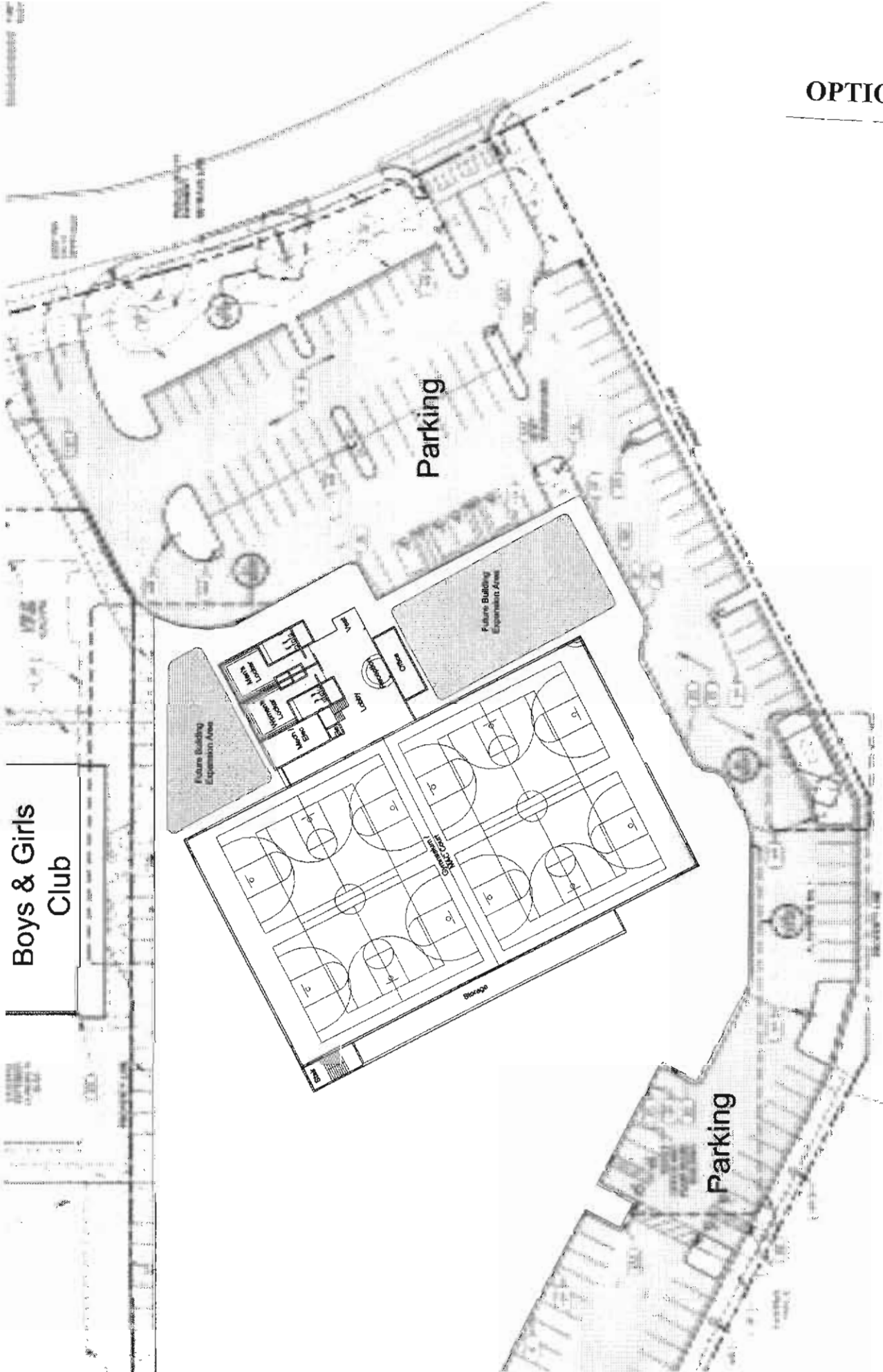
CARSON CITY MAC
 122 PARKING SPACES
 8 ACCESSIBLE PARKING SPACES
 130 TOTAL PARKING SPACES

171 GRAND TOTAL OF SPACES
 TOTAL BUILDING SQUARE FOOTAGE: 33,000 S.F.
 (171 SPACES/ 33,000 S.F.) 5.18 SPACES/ 1000 S.F.



OPTION C

Boys & Girls
Club



June 22, 2011
(Revised June 27, 2011)

Jeff Sharp
Carson City Public Works Department
3505 Butti Way
Carson City, Nevada 89701

Nels E. Valentiner, AIA

Steve H. Crane, FAIA

Sean Dryon, AIA

**Re: Carson City Multi-Purpose Athletic Complex
Proposal for Planning, Architectural & Engineering Services**

Dear Jeff:

I am pleased to submit our fee proposal on behalf of Valentiner Crane Architects for planning, architectural, and engineering services for the new Carson City Multi-Purpose Athletic Complex.

Project Understanding:

Carson City is planning to develop a new multi-purpose athletic complex with site improvements on a 14.32 acre site at 1870 Russell Way in Carson City, Nevada. Earlier work on a previously designed Recreation Center for this site, designed by Valentiner Crane Architects, including parking design, geotechnical work, planning approvals and landscaping will be reused in the development of the new proposed facilities. It is anticipated that a Boys and Girls Club located on the property immediately North of the site will jointly use the proposed facilities. The new structure is anticipated to be approximately 33,000 square feet and will include a gymnasium with multiple basketball courts, suspended running track, locker rooms, and a public entry / lobby area. The estimated construction budget is \$4,200,000.00 with the total estimated project costs to be 5,200,000.00. Valentiner Crane Architects will utilize local consultants where feasible to assist with the development of design. The Design Team will work in conjunction with the City's construction manager throughout the design and construction of the new facility.

Owner Responsibilities:

- Access to any existing drawings, surveys, programs or pertinent project or site information.

Computer Applications:

- Revit 2011
- Microsoft Word 2007
- Microsoft Excel 2007
- Microsoft PowerPoint 2007
- Sketch-Up 8
- 3d Studio Viz

Scope of Services:

Task 1 - Pre Design Phase:

- Attend Kick-off meeting
- Define Scope
- Establish Schedule
- Execute contract

Salt Lake Office

524 South 600 East

Salt Lake City

Utah 84102

fax 801.531.9850

phone 801.575.8800

Task 2 - Schematic Design:

- Develop conceptual site plan
- Develop conceptual floor plans
- Develop conceptual landscape plan
- Develop conceptual building elevations
- Prepare initial building code analysis
- Prepare a preliminary specification index
- Compare and summarize schematic design square footage against programmed square footage
- Provide project narrative of primary building systems including structural, mechanical, plumbing and electrical
- Assist the construction manager in the development of an estimate of probable construction costs

Task 3 - Design Development Phase:

- Develop overall site plan
 - a. Show extent and type of paved areas
 - b. Identify extent of all landscaped areas
 - c. Develop grading plan
 - d. Develop utility plan
- Develop building floor plans
 - a. Show wall thicknesses
 - b. Show door swings
 - c. Establish building grid
 - d. Show "in contract" furniture, fixtures and equipment
- Develop building elevations
- Develop building cross sections
- Develop wall sections
- Develop landscape & irrigation plans
- Develop footing & foundation plans
- Develop structural framing plans
- Develop structural schedules
- Develop mechanical plans w/ mechanical room layouts, ductwork and piping runs shown
- Develop mechanical schedules
- Develop plumbing plans showing fixtures and piping runs
- Develop electrical plans showing system wiring devices w/ layouts of electrical and communication rooms
- Update specification index
- Update project narrative
- Prepare color and materials board

Task 4 - Construction Documents Phase:

- Develop a comprehensive set of technical documents that will be used for bidding and construction purposes including the following:
 - Architectural:
 - a. Architectural Site Plan
 - b. Floor Plans (Dimensions & Finishes)
 - c. Building Elevations
 - d. Building Sections
 - e. Wall Sections
 - f. Stair Plans and Sections
 - g. Interior Finishes and schedules
 - h. Door & Window Types and Schedules
 - i. Reflected Ceiling Plans

- j. Construction Details
- k. Summary of Building Code Analysis
- l. Project Specifications in CSI format sections 2 – 14

Structural:

- a. Structural Notes
- b. Footing & Foundation Plans
- c. Floor & Roof Framing Plans
- d. Structural Details
- e. Structural Schedules
- f. Structural Calculations
- g. Project Specifications in CSI format sections 3, 4, 5, & 6

Mechanical:

- a. Mechanical Plans
- b. Mechanical Room equipment layouts
- c. Mechanical Schedules
- d. Mechanical Piping Schematics
- e. Mechanical Sections
- f. Mechanical Details
- g. Plumbing Schedules
- h. Underground Plumbing Plan
- i. Plumbing Plans
- j. Enlarged Equipment Room Plans
- k. Project Specifications in CSI format section 15
- l. Develop performance specification for Automatic Fire Sprinkler system
- m. Energy Calculations
- n. Analysis of potential use and benefit in incorporating solar panels

Electrical:

- a. Electrical Site Plan
- b. Power Plans
- c. Lighting Plans
- d. Lighting fixture schedules
- e. One Line Diagram
- f. Panel board Schedules
- g. Relay Schedules
- h. Electrical Details
- i. Fire Alarm plans
- j. Project Specifications in CSI format section 16

Civil:

- a. Site Plan
- b. Grading & Drainage Plan
- c. Utility Plan
- d. Horizontal Control Plan
- e. Site Details
- f. Project Specifications in CSI format section 2

Landscape:

- a. Planting Plans
- b. Planting Details
- c. Irrigation Plans
- d. Irrigation Details
- e. Project Specifications in CSI format

Task 5 - Approvals:

- Identify all appropriate building codes and standards
- Meet w/ governing building official @ the beginning of the Design Development Phase to review the project for compliance and to identify any problematic issues
- Submit plans for approval @ the completion of the Construction Documents Phase
- Respond as appropriate to the above approval reviews

Task 6 – Bidding/Negotiation Phase:

- Coordinate with the owner & construction manager the following:
 - a. Issue Construction Documents
 - b. Prepare and Issue Addenda as required
 - c. Respond to Bidder Questions
 - d. Review and respond to prior approvals
 - e. Assist w/ Bid Opening
 - f. Assist with pre bid conference
 - g. Coordinate with the Owner and Construction Manager

Task 7 - Construction Administration Phase:

- Respond to contractor RFI's
- Issue clarification
- Review submittals and shop drawings
- Participate in regular construction meetings
- Perform regular construction observations
- Review and make recommendations for contractor change orders
- Review contractors monthly progress payments
- Coordinate with the Owner and Construction Manager

Task 8 - Project Closeout:

- Assist owner, construction manager in the development of a Punch List
- Prepare and distribute Certificate of Substantial Completion
- Review O&M Manuals for completeness and content
- Review contractors "As-Built" drawings for completeness & content
- Recommend final payment to contractor
- Coordinate with the Owner and Construction Manager

Task9 - Project Meetings:

(The following is a summary of 1 day meetings in Carson City planned by the design team)

Schematic Design	1 meetings
Design Development	2 meetings
Construction Documents	2 meetings
Construction Administration	13 meetings
Project Close-out	2 meetings
Total	20 meetings/trips

Task 10 – Reimbursables:

- Travel expenses, printing costs, permit fees paid by Valentiner Crane Architects or other unforeseen reimbursable expenses will be billed under this task as cost plus 15%. The fee indicated below is an estimate.
- Travel to Carson City beyond that included in basic services identified below will be billed at a fixed rate of \$1,500 per trip.

II. **Owner Responsibility:**

- Environmental Analysis
- Asbestos abatement
- Make available to the Architect and/or their consultants full access of facilities and resources associated with the project
- Geotechnical Investigation

III. **Schedule:** (By Phase)

PHASE	DURATION
Pre Design	1 week
Schematic Design	5 weeks
Design Development	6 weeks
Construction Documents	9 weeks
Approvals	4 weeks
Bidding	4 weeks
Construction	12 months

IV. **Exclusions:**

- See attached proposal from Lumos & Associates dated May 27, 2011

V. **Fee:**

- **Basic Services:** (6% x \$4,200,000.00) **\$252,000.00**
 1. Architectural
 2. Structural Engineering
 3. Mechanical & Plumbing Engineering
 4. Electrical Engineering
 5. Up to (20) one day trips to Carson City

- **Additional Services**
 1. Civil Engineering & Landscape Design (Lumos & Associates) \$61,800.00
 2. Reimbursable Expenses
 - a. Printing \$10,000.00
 - b. Misc. \$3,000.00

Total Additional Services: \$74,800.00

Total Design Fee: \$326,800.00 *

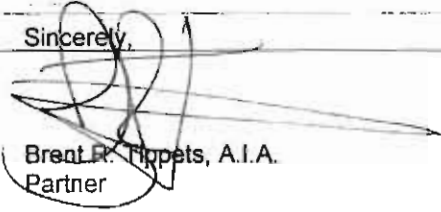
* This fee does not include previously completed and billed fees from our May 1, 2011 proposal.

- Compensation will be based on a percentage of construction cost. Progress payments for each phase of the work shall total the following percentages of the total fee:

PHASE	PERCENTAGE
Pre Design	5%
Schematic Design	15%
Design Development	20%
Construction Documents	35%
Approvals	2%
Bidding	3%
Construction	20%
Total Compensation	100%

Thank you for this opportunity to work with the City on this exciting project. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent R. Toppets", is written over the word "Sincerely," and extends to the right across the page.

Brent R. Toppets, A.I.A.
Partner



June 22, 2011

Mr. Brent R. Tippetts, AIA, Partner
VCBO Architecture
524 South 600 East
Salt Lake City, Utah 84102

**Re: Carson City MAC
Proposal for Engineering Services - Revision 2**

Dear Brent:

Lumos & Associates, Inc. is pleased to provide you with this revised proposal for engineering and related services for development of the new Carson City MAC project.

Project Understanding

The proposed project is located on a 10.62 acre site (APN: 002-101-87) at 1870 Russell Way in Carson City, Nevada. More generally, the project is located entirely within the NE 1/4 of SW 1/4 of Section 9, Township 15N, Range 20E M.D.B.&M.

It is our understanding that the scope of work for this project is to construct a gym on the same property as the existing Boys and Girls Club facility. We further understand that it is the intent of the Owner to utilize as much of the previous site design as possible by confining the plan and building changes to the area identified as "Project Area" on the attached sheet C3.0. Therefore, we propose the following tasks to assist you with this project:

Project Scope

Civil Design

Task C1 – Additional Topographic Survey

Lumos & Associates, Inc. will perform a topographic survey of the recent improvements to the site. The survey will locate existing pavement grades, curb and gutter, sidewalk, building corners, visible utilities, fences, and other necessary surface features. Existing ground elevations will be established at one-foot contour intervals, and an amended topographic map of the site will be prepared for use during the civil design and entitlement phases.

Task C2 – 30% Civil Improvement Plans

Lumos will attend one schematic design meeting via telephone and develop a schematic site layout. Based on this approved layout, Lumos will prepare 30% (conceptual level) site/grading/utility plans within the "Project Area" and will incorporate previously designed site amenities located outside the "Project Area" defined on the attached sheet C3.0. The site and utility plan will show the building location, property boundary, parking, existing and proposed utilities (water and sewer) tie-ins, drive aisles, curb cuts, proposed sign and lighting locations, sidewalks, conceptual landscaping areas, dumpster location and proposed screening, distance of structures from property lines, access to the site, adjacent parcels with APNs, location of existing and proposed easements, location of existing

utilities (electric and gas), existing and proposed drainage facilities, and Flood Zone information.

Task C3 – 60% Civil Improvement Plans

This task will include preparation of 60% civil construction drawings of the project improvements and will incorporate comments received from the 30% Design Phase. The drawings will be prepared on 24"x36" format sheets and at a standard engineering scale.

Our 60% drawings for the project improvements will include further refinement of the "Project Area" improvements and dimensions and grading will be provided as required for 60% level plans. We assume that any agency comments from this submittal may be incorporated into our 90% submittal without need to revise the current submittal. We will also prepare preliminary project specifications and construction cost estimate.

Task C4 – 90% Civil Improvement Plans

This task will include preparation of 90% civil drawings for the proposed project Improvements and will incorporate comments received from the 60% Design Phase. The drawings will be prepared on 24"x36" format sheets and at a standard engineering scale.

Our 90% Plans for the project improvements will include the construction detailing of the sidewalks, landscape areas, onsite utilities to within five feet of the building, and ADA access to the building. Dimensions and grading will be provided as required for construction. We assume that any agency comments from our 90% plans may be incorporated into our 100% submittal without need to revise the current submittal. We will also prepare final project specifications and a construction cost estimate.

Task C5 – 100% Civil Improvement Plans

This task will include preparation of 100% civil drawings for the proposed project improvements and will incorporate comments received from the 90% Design Phase.

Task C6 – Drainage Letter

It is understood that the amount of impervious area on the site will either remain the same or be reduced. Therefore, we assume that the recommendations of the previously prepared technical drainage report will be applicable and revisions to that document are not required.

Lumos will prepare calculations verifying that the coverage areas are appropriate given the recommendations of the technical drainage study and prepare a letter, stamped and signed by a registered engineer, stating so. This work will be completed concurrently with Task C4.

Task C7 – Erosion Control Plan and SWPPP

The Nevada Department of Environmental Protection (NDEP) requires that all grading operations greater than one acre have a SWPPP in place prior to beginning work. Lumos can prepare the SWPPP for the contractor's use, utilizing NDEP requirements. Our work will include a Notice of Intent, a Storm Water Pollution Prevention Plan, and a Best Management Plan.

Task C8 – Construction Assistance

Lumos & Associates will be available to answer RFI's, review submittals, and prepare record drawings. This task also includes four (4) site visits/meetings during construction. Additional site visits must be approved by the Project Architect and will be billed on Time and Materials under Task G3 - On Call Services.

Landscape Architecture

Task L1 – 30% Landscape Improvement Plans

Lumos will prepare 30% Conceptual Landscape Architectural Construction Documents for submittal review and comment from Carson City and VCBO Architecture. For this task, Lumos will:

- A. Attend a site visit to review and document existing conditions.
- B. Attend a meeting with Carson City and the design team to obtain all available pertinent project information (including building plans and elevations).
- C. Based on preliminary site plan prepared by Lumos and Associates, prepare the Preliminary Landscape Plan, a scaled, graphic presentation of proposed landscape architectural design at approved scale and format, illustrating the following:
 1. Site hardscape locations.
 2. Tree locations and general ground plane treatment (turf, rock mulch, groundcovers, etc.).
- D. Prepare a preliminary opinion of Probable Landscape Architectural Construction Cost.
- E. Prepare 30% Landscape Architectural Construction Documents, including:
 1. Irrigation Plan, Notes and Legend: Point of connection and controller location, mainline routing and size.
 2. Planting Plans, Notes and Legend: trees, turf and planting areas, tentative plant list.
 3. Irrigation & Planting Details.
 4. Specification outline

Task L2 – 60% Landscape Improvement Plans

Based on 30% review comments, Lumos will prepare 60% Landscape Architectural Construction Documents for submittal and review and comment.

- A. Incorporate 30% review comments as required/requested.
- B. Prepare 60% Landscape Architectural Construction Documents, including:
 1. Irrigation Plan, Notes and Legend.
 2. Planting Plans, Notes and Legend: add shrub and ground plane plantings/mulches.
 3. Irrigation & Planting Details.
 4. Specifications.

Task L3 – 90% Landscape Improvement Plans

Based on 60% review comments, Lumos will prepare 90% Landscape Architectural Construction Documents for submittal and review and comment.

- A. Incorporate 60% review comments as required/requested.
- B. Prepare 90% Landscape Architectural Construction Documents, including:
 1. Irrigation Plan, Notes and Legends.
 2. Planting Plans, Notes and Legend: complete all planting construction documentation.
 3. Irrigation Details & Planting Details.

4. Specifications.

Task L4 – 100% Landscape Improvement Plans

Based on 90% review comments, Lumos will prepare 100% Landscape Architectural Construction Documents sufficient to obtain competitive bids for submittal and review and comment.

- A. Incorporate 90% review comments as required/requested.
- B. Prepare 100% Landscape Architectural Construction Documents, including:
 - 1. Irrigation Plan, Notes and Legends.
 - 2. Planting Plans, Notes and Legends.
 - 3. Irrigation Details & Planting Details.
 - 4. Specifications – updated to final. Coordinate with civil specifications.
 - 5. Final estimate of probable cost for construction.
 - 6. Final water rights estimate to Carson City Utilities.

Task L5 – Construction Assistance and Inspection

Provide construction administration for the project, including answering contractor questions during bidding, writing clarifications, reviewing submittals and substitutions, and meetings as required. Prepare record drawings based on contractor's field drawings. Provide a total of five (5) site visits during the construction period, including a pre-construction meeting at the site and a punch list item listing for contractor attention. A site visit will be conducted after the maintenance and plant guarantee periods to check plant health and irrigation systems, and any dead plants will be flagged for contractor replacement. Lumos will sign off the applicable Carson City forms for project close out and acceptance.

General Project

Task G1 – Project Meetings

This task includes attendance of weekly project meetings and other meetings not identified elsewhere in this scope and as required by the Architect or Carson City Staff. Work performed under this task will be billed on a time and materials basis in accordance with our current fee schedule. The fee indicated below is an estimate based on forty hours of meeting attendance by the Lumos Project Manager.

Task G2 – Reimbursables

Any fees or other associated project costs incurred by Lumos & Associates to obtain copies of previous plans or reports, additional mapping, permit fees paid by Lumos or other unforeseen reimbursable expenses will be billed under this task at cost plus 15%. Additional production of plans and specifications as requested by the client will also be billed under this task on a time and materials basis in accordance with our current fee schedule. The fee indicated below is an estimate.

Task G3 – On-Call Services

Lumos & Associates will be available to complete additional work not otherwise specified in this scope of services and as requested by the client. Lumos shall receive written authorization from the client prior to commencing any work under this task. Work performed under this task will be billed on a time and materials basis in accordance with our current fee schedule.

Additional Assumptions / Exceptions

Lumos has made the following assumptions in preparation of this proposal:

- It is understood that the area of new design will be confined to the area defined on attached sheet C3.0 as the "Project Area".
- This proposal does not include a parking analysis and it is understood the parking configuration will not change from the previous design.
- This proposal does not include provisions to phase any of the site improvements or prepare separate design submittals other than those outlined above.
- The design of "dry" utilities (i.e., gas, electric, telephone, cable television) is not included in this fee proposal, and is assumed it will be included by the mechanical and electrical engineers.
- We have assumed that a hydraulic study will not be required because it is understood that the current conditional letter of map revision (CLOMR) for the Carson City freeway will change the existing flood zone boundaries and remove this site from the flood plain.
- We understand that the project impervious area will not increase. Therefore, we have assumed that the recommendations of the previously submitted technical drainage study will apply and a new technical drainage study will not be required.
- This proposal does not include a traffic study because it is assumed that the previous study will be sufficient for the project.
- This proposal does not include a geotechnical investigation or analysis.
- We understand that there will not be any athletic facilities (basketball, tennis, volleyball, splash pad, etc.) located outside the building for this project.
- This proposal does not include attendance at public meetings other than the Special Use Permit hearing.
- It is understood that the Project Architect will detail all site furnishings.

Fees

The tasks described in the Scope of Work will be completed for the following fees:

Task	Description	Fee
<u>Civil Design</u>		
Task C1	Additional Topographic Survey	\$2,000
Task C2	30% Civil Improvement Plans	\$5,000
Task C3	60% Civil Improvement Plans	\$6,500
Task C4	90% Civil Improvement Plans	\$7,500
Task C5	100% Civil Improvement Plans	\$6,000
Task C6	Technical Drainage Study	\$1,000
Task C7	SWPPP	\$2,500
Task C8	Construction Assistance	\$7,500
Civil Design Total:		\$38,000
<u>Landscape Architecture</u>		
Task L1	30% Landscape Improvement Plans	\$3,800
Task L2	60% Landscape Improvement Plans	\$3,700
Task L3	90% Landscape Improvement Plans	\$2,800
Task L4	100% Landscape Improvement Plans	\$2,500
Task L5	Construction Assistance and Inspection	\$4,100
Landscape Architecture Total:		\$16,900
<u>General Project</u>		
Task G1	Project Meetings	(Estimate) \$6,400
Task G2	Reimbursables	(Estimate) \$500
Task G3	On-Call Services	T/M

Lumos & Associates, Inc. will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are 'Due Upon Receipt' and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1 1/2% per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current.

Thank you again for allowing Lumos & Associates to provide you with this proposal. Please do not hesitate to call me if you have questions.

Sincerely,



Michael D. Bennett, P.E.
Engineering Manager

MULTI-PURPOSE ATHLETIC COMPLEX PROJECT REPORT

Introduction

The intent of this report is to discuss the proposed Multi-purpose Athletic Complex (MAC) project including the history of the project, funding, proposed timeline, conceptual design decisions, amenities, uses, proposed operations options and architect design services selections.

History of Project

In 1996 the voters of Carson City approved the Quality of Life (QoL) ballot initiative which is commonly referred to as Q18. This initiative set aside an additional sales tax rate of 1/4 of one percent (.0025) to fund the acquisition, development and maintenance of parks, open space, trails and recreation facilities. Forty percent of the sales tax increase is earmarked for the acquisition and management of open space, forty percent for the development of parks, trails and recreation facilities and twenty percent was earmarked for the maintenance and operations of the new park and recreation facilities. According the Ballot Explanation, "These funds will be separate from the city's general fund, and exclusively for the acquisition of open space, bike& hike trails, new park development and other recreation improvements. A list of projects was included in the Ballot Explanation that was anticipated to be developed first including a multi-purpose gymnasium. This multi-purpose gymnasium is the only project remaining on that original list that has not been built.

In January of 2005 a planning charette was conducted to determine the indoor recreational needs and amenities of the community, potential facility sites, and probable project costs. The charette was attended by Parks and Recreation Department staff, Parks and Recreation Commissioners, and members of the Board of Supervisors. Metcalf Builders, Inc., Brent Tippetts of VCBO Architects and Ken Ballard of Ballard*King were hired as consultants for the charette. The results of the charette changed the direction of the project from a gymnasium to a multi-purpose indoor recreation center. The recommendation was for a \$5.5 million dollar facility to be located attached to the east end of the Aquatics Facility in Mills Park. A total of 15 sites were considered.

Ultimately site concerns which included parking, public concerns for the loss of green areas and tennis courts, relocation costs for the underground piped stream in front of the Aquatics Facility and encumbered property through the Land and Water Fund program resulted in the rejection of Mills Park as a viable location. A second search for sites was conducted in 2006. MBI was hired to assess the cost of developing infrastructure for five sites. Included in this study was a site at Western Nevada College (WNC) and the Boys and Girls Club of Western Nevada.

WNC approached the Parks and Recreation Department and the Parks and Recreation Commission about a joint facility that would be located on college property and co-funded by both entities. The Board of Supervisors and the Board of Regents approved the pursuit of a partnership in April of 2006 towards the completion of the project. The goal was that both entities would commit \$5,000,000 towards funding the project. A draft joint use agreement was also approved by the Board of Supervisors in 2006. This project failed as WNC was unable to secure funding from the state legislature.

After the partnership with WNC was dissolved, the Boys and Girls Club approached the City about a partnership to build a recreation center. The Board of Supervisors approved the property at the Boys and Girls Club as the site of the recreation center on September 6, 2006 and on March 6, 2008 the Board of Supervisors approved a "Memorandum of Understanding for the Development, Construction and Operation of a Multi-purpose Indoor Recreation Center between Carson City and the Boys and Girls Club of Western Nevada." Design work proceeded with Brent Tippetts of VCBO Architects and the conceptual plan called for a recreation center attached directly to the south end of the new Boys and Girls Club clubhouse. On April 17, 2008 the Boys and Girls Club received approval from the Planning Commission for a Master Plan and zoning map amendment and a special use permit for the project. The Master Plan amendment and zoning map amendment were approved by the Board of Supervisors in May of 2008.

Concerns about building codes plagued the design and finally the District Attorney's office ruled that NRS prohibited the City from being a co-owner of a facility with a private enterprise. This led to a new design which included a separate facility of about 44,000 square feet directly south of the clubhouse on property that would be donated to the City by the Boys and Girls Club. This facility include a double gym, lobby area, a child care room, locker rooms with showers, a family locker room, a dance/exercise/fitness room, control desk, staff offices, and a party room on the first floor. The second floor consisted of an elevated and suspended three lane walking/jogging track and fitness room containing aerobic exercise machines and weights. A second phase was to include an auxiliary single gym and an outdoor splash pad as an aquatic feature. Estimated costs for build out were approximately \$11,000,000. QoL funds available for this project were estimated to be \$6.1 million dollars. Various cost reduction ideas and value engineering scenarios were employed but the project total still hovered just over \$8,000,000.

While the project was going through the design stage the economy was slipping into our current recession. Sales tax revenues were declining dramatically and the ability for the City to cover the facilities operation costs became as big of a concern as funding the construction. As city revenues continued to drop the City instituted a "Cut-back" program in order to balance the general fund budget that mandated all city departments to reduce their budget by ten percent. The difficulty of developing a project estimate within available funds, coupled with the concerns over operating costs and operational budget reductions throughout the City organizations caused the project to be shelved. At the May 7, 2009 Board of Supervisors meeting the Board approved a recommendation from staff to terminate a contract with MBI to provide construction manager services for the

project and the project was formally put on hold until the economy made a recovery. Interest was still evident in the project and on June 18, 2009 the Board approved an agreement between the City and the Boys and Girls Club to acquire an option to develop a recreation center on the Boys and Girls Club property for a period of ten years for \$375,000.

The project sat fallow until January 2010 when the Board of Supervisors directed the Parks and Recreation staff to conduct a survey of indoor recreation facility and program needs. This survey was conducted and the results were brought to the Board in September 2, 2010 at which time the Board accepted the findings. Staff continued to look at different strategies to bring the project within budget. Working with our consultants, staff considered a phased approach that included building the most critical portions of the facility first such as the gym, locker rooms, lobby, restrooms, control areas and an office spaces. Other portions of the building would be completed as funding became available. This option was still over \$7,000,000 which exceeded our available funding by more than one million dollars.

On February 17, 2011 staff presented a new strategy for the indoor recreation center to the Board of Supervisors. This strategy was based on the newest indoor recreation needs survey conducted in 2010 and the "Public Opinion Survey" conducted in 2005 as part of the Parks and Recreation Master Plan. This strategy included the construction of a multi-purpose athletic complex (MAC) as a first phase of an indoor recreation center. This facility would be built on the Boys and Girls Club site and would consist of two full size gyms, an elevated and suspended walking/jogging track, a lobby, restrooms, women's and men's dry locker rooms, and a control desk area. The project consists of about 34,000 square feet and is estimated to cost \$4.5 million dollars. Staff felt that this project would help satisfy our most pressing indoor recreation needs which are additional space for both youth and adult sports and a facility to provide programs for teenagers that currently aren't being provided. This new concept greatly reduces operating costs as it changes the operations focus from a "drop-in use" facility to a "programmed" facility. The Board approved the strategy and has directed staff to move forward with the project. Brent Tippets from VCBO Architect was hired to develop the conceptual plans for the facility. He employed Don Smit of Plan One a local construction manager, to assist in developing the project estimate. At the direction of City Manager Larry Werner, staff contracted with Ken Ballard of Ballard*Kings Associates to provide an independent review of the plans and provide comments. Mr. Ballard's review is included in this report.

At this point in time staff recommends continuing a contractual relationship with VCBO to provide the design and planning of this new facility.

The MAC Concept

While similar, there are important differences between a comprehensive indoor recreation center and a multi-purpose athletic complex (MAC). A comprehensive indoor recreation center generally offers more wide spread recreational opportunities that include

everything from sports, fitness opportunities (both singularly and classes), community non sport activities, meeting rooms, climbing walls, walking tracks and commonly an aquatic amenity such as a leisure pool. Indoor Recreation centers usually also host programmed activities such as sports leagues but their primary focus is providing unstructured drop-in use.

MACs usually consist primarily of multiple gyms and they focus on organized and structured athletic programs such as both youth and adult sports leagues and tournaments. Since they are primarily a programmed facility their hours are usually more restricted than drop-in facilities and as a result their operation costs are lower. While these types of facilities are used primarily for team oriented sports their large size makes them attractive as sites for hosting community events such as craft fairs, gun shows, graduation ceremonies and as polling sites. They are frequently used as emergency shelters as well. Amenities such as a suspended walking/jogging track suspended above the gym can provide some degree of drop-in exercise experience. This type of amenity is very popular with senior citizens. As mentioned before MACs can also host sports tournaments which can bring visitors to a community. Tournaments have been proven to be a significant revenue generator in Carson City.

The MAC being proposed at the Boys and Girls Club property has the following amenities:

1. Two double gyms that provide two NCAA/NBA basketball courts, overlaid by four official high school courts. Additional court lining is included to provide courts for futsal, and volleyball. Tennis, badminton, dodge ball, and pickle ball could also be accommodated. Group aerobic classes can also be conducted in the gym. Suspended curtains located in the ceiling can be dropped down to divide the gym into four different spaces. Essentially two full court basket ball games could be programmed at the same time or four basketball games on the smaller courts could be played at the same time or any combination thereof. The same is the case with futsal. The gymnasium will utilize tip and roll bleachers that are easily moveable and can supply seating for up to 600 spectators. The gymnasium will also have an adjacent storage room for equipment such as soccer goals, basketballs, soccer balls, volleyball nets and standards and other equipment. The gym flooring will either be hardwood or a synthetic surface.
2. An entrance and lobby area to serve as a gathering place.
3. A control desk or counter located near the entrance to monitor and control entry into the facility.
4. A three lane suspended walking track over the gymnasium. This provides a drop-in use amenity to the facility that allows users to walk or run inside particularly during the winter. The walking track also provides two other functions. It can be used as an efficient supervision observation area and can be used as a spill over spectator area.
5. Men and women's restrooms.

6. Men and women's dry (no showers or sinks) locker rooms that could be converted to another use such as a child care room if an indoor recreation center is built attached to the facility in the future.
7. Parking to accommodate 130 cars, with additional 41 parking spaces available at the Boys and Girls Club for a total of 171 spaces.

There has been some concern about the court sizes in the gym. The following is a listing of the court sizes along with the sport they would primarily accommodate.

1. Two NCAA/NBA basketball courts that are 94 feet long by 50 feet wide. This accommodates adult basketball or futsal.
2. Four High School basketball courts that are 84 feet long by 50 feet wide. This accommodates youth and senior basketball and futsal.

Official FIFA futsal courts are minimum length of 81.25 feet and a maximum length of 135.5 feet. The minimum width is 48.75 feet and the maximum width is 81.25 feet. Therefore the minimum FIFA futsal court can have a dimension of 81.25 feet long by 48.75 feet wide. This size can be accommodated in a high school dimension basketball court.

The maximum FIFA futsal court is 135.5 feet long by 81.25 feet. This exceeds the NCAA/NBA basketball court size however this basketball court size is well within the minimum and maximum range. Most futsal played in public gyms are played on high school basketball courts.

Design Considerations

The Conceptual design of the MAC is based in part on the following considerations:

1. Facilitate joint use and operation opportunities with the Boys and Girls Club.
2. Site placement that allows expansion of the facility in the future.
3. Site placement that maintains to the extent possible, previous designed site components such as parking lots in order to salvage as much of the previous design work as possible. This will result in time and cost savings in the design.
4. Facilitate multiple sports, recreation and fitness programs as well as community events.
5. Provide for the lowest operational costs possible.

The first conceptual plan has the MAC with tandem (linear) gyms located just north of the original recreation center plan. This concept preserves the original recreation center design and maximizes the potential for the recreation center to be built on this site in the future if approved by the Board of Supervisors. A disadvantage of this concept is that the facility is not immediately adjacent to the designed parking lot, thus requiring an additional parking lot design. Also, this concept places the building closer to residential property lines which may necessitate a special use permit. Another disadvantage to this concept is that a tandem gym arrangement may present more operational challenges than the more traditional parallel gym arrangement. Ken Ballard of Ballard*King has

conducted an independent review of this plan and most of his comments are directly related to the tandem design. Staff is not in complete agreement with all of Mr. Ballard's concerns; however a copy of his report is included with this report with staff's responses in italics.

Staff has asked our consultant to supply two other conceptual options. One option will be a facility with tandem courts sitting on the site of the original recreation center site. The second option is a facility with parallel gyms sitting on the proposed recreation center site. The advantage to these two options is that they will be more efficiently served by the designed parking lot, therefore not requiring additional parking design work, and may eliminate the need for a new special use permit. While either one of these alternatives will eliminate the possibility of using the existing proposed recreation center design, there still exists room on the site for expansion in the future if desired.

Futsal vs. Indoor Soccer

There have been questions and concerns about the differences between futsal and indoor soccer and why the Parks and Recreation staff prefers futsal. Both sports provide an abundance of exercise, team play, soccer skills and fun. Both of the sports are very popular and experiencing fast growth. Futsal more closely simulates the traditional game of soccer in an indoor environment, although it can be and is commonly played in some areas in outdoor courts specifically designed for the sport as well as converted tennis courts. Futsal does not use dasher boards or facility walls for play, it instead has out-of-bound lines, while indoor soccer utilizes dasher boards or walls and does not have an out-of-bounds area. Futsal utilizes a smaller and weighted ball that tends to stay low when kicked, while indoor soccer uses a regular size ball that is fuzzy and resembles a very large tennis ball. Depending on court size or age of participants both futsal and indoor soccer are usually played with 5-6 players on a side. Three versus Three futsal on a smaller sized court, is becoming a popular tournament sport. Essentially the Parks and Recreation staff prefers futsal over indoor soccer for the following reasons:

1. The fact that futsal doesn't use dasher boards it makes converting from futsal to another sport such as basketball or tennis much simpler than indoor soccer.
2. Futsal is a much more contained game in that the ball is heavier and doesn't "fly" when kicked as much as an indoor soccer ball. This results in a more controlled game, reduces collateral damage to facility, spectators and participants.
3. Futsal is considered a more skillful sport. Most soccer coaches feel that futsal is superior to indoor soccer in developing soccer skills because it is more controlled, the court has out-of-bounds lines and generally can be accommodated in smaller courts and spaces than indoor soccer.
4. Because of the use of walls or dasher boards indoor soccer often takes on the nature of hockey in that much of the play is against a wall or dasher board. This commonly turns into a very rough game which often, particularly in adult indoor soccer, can make it a very physical game that can become violent. To paraphrase and old hockey saying, "I went to a fight last night and an indoor soccer game broke out."

5. Since spectators don't have to worry as much about flying balls, futsal is more spectator friendly.
6. Futsal accommodates smaller spaces and courts more easily than does indoor soccer.
7. Since you don't have to buy dasher boards futsal has a lower start-up costs.
8. And finally since we already have a very successful adult futsal program we feel that we will have an equally successful youth program as well. Many of our adult players in our program have requested a youth program for their children.

Design Consultant

In 2008 Carson City requested requests for qualifications for a myriad of professional services including architectural design for the indoor recreation center. VCBO Architects from Salt Lake City was chosen because of their professional background and the fact that this firm has been specializing in designing recreation centers throughout the Rocky Mountain and Great Basin region for more than a decade. VCBO and their principle Brent Tippetts have won many awards in recreation center design and are considered leaders in this field. Mr. Tippetts has been involved in consulting and providing design services with Carson City's project since January of 2005, during this time he has been able to work closely with and form relationships and confidence in many of Carson City area professional firms such as Lumos Engineering and MBI, Inc. Mr. Tippetts has participated in many meetings with the Carson City Parks and Recreation Commission, the Carson City Board of Supervisors and many public hearings regarding the recreation center. As a result he has also acquired a keen sense of the community's indoor recreation needs and desires. Mr. Tippet brought the design for the indoor recreation center at the Boys and Girls Club to its 100% completion level, in doing so much of the information and work he completed will be relevant to the new project, thus saving much design time, effort and expense.

Mr. Tippetts has provided a proposal (Exhibit A) for design services for the MAC project. Staff is recommending that the Board of Supervisors approve the proposal from Mr. Tippetts and VCBO Architects so that this facility can progress in an expeditious manner.

Boys and Girls Club Partnership and Joint Use

The project is proposed to be located on Boys and Girls Club property and immediately adjacent to their club house. This location facilitates a highly beneficial cooperative relationship with the Club to both maximize the utility of the facility and to share in the operating costs. Collaborative projects allow similar partners to meet their organizational goals in a very efficient manner and are becoming more common especially given the existing economic times.

Staff believes that cooperating in a joint-use program for the use of the facility has many synergistic advantages for both the Boys and Girls Club, and the City as well as for the tax paying public. The Boys and Girls Club has agreed to share fairly in the cost of operating the facility and will provide supervision during the times that they are the

primary users of the facility. The Parks and Recreation Department will provide over all building use oversight and maintenance and will directly supervise the facility during the times that it is the primary user.

As mentioned previously, the City in 2009 entered into an agreement with the Boys and Girls Club to purchase an option for ten years to build a recreation facility on the Boys and Girls Club property. When this option is exercised the Boys and Girls Club will sell the property to the City for ten dollars; essentially donating the land to the City.

While a Joint-use agreement between the City and Boys and Girls Club has not been finalized it is estimated that the Parks and Recreation Department will use the facility 2,244 hours per year, and that the Boys and Girls Club will use the facility 1,074 hours per year. Therefore the Parks and Recreation Department's use is 67.6% of the total hours, while the Boys and Girls Club use represents 32.4%.

Operations

As previously stated, the MAC will be used primarily as a programmed facility, which means that it will not be open to the general public during the day but will only be open when programs such as adult and youth programs are scheduled, during Boys and Girls Club use, during programmed exercise and fitness classes, and other suitable programs or special events.

The estimated hours include the Boys and Girls Club using the gym for their after school activities from 2:00 to 6:00 pm daily each school day during the school year. The Boys and Girls club will also use the facility approximately 11 hours per week day during the summer months to conduct their summer camp activities. The Parks and Recreation Department will have use of the facility from 6:00 pm until closing each week day during the school year and all day on Saturdays and Sundays. The City may consider late night activities such a midnight basketball leagues as well. During the summer months the City will have use of the facility after the Boys and Girls Summer Camp until closing during the week days and all day Saturdays and Sundays. This schedule allows the potential of an additional eight hours of programming from 6:00am to 2:00pm daily Monday through Friday during the school months. This provides the potential of 1,440 hours of additional use. In addition, the use of the drop curtains allows concurrent use of the facility by both parties.

The designed flexibility of this facility will allow opportunities for both Parks and Recreation Department sports programs and private sports leagues such as organizations that are members of the Youth Sports Association. Parks and Recreation programs will be budgeted for 100% direct cost recovery. The program supervisors will also act as facility supervisors. There may be limited opportunities to include the facility in the City and School District Joint Use Agreement for special events such as School District sponsored athletic tournaments that may bring valuable economic impacts to our City. However, it is staff's recommendation that this facility should not be used for routine School District curriculum such as physical education classes or other routine programs.

The MAC can also provide an excellent venue for contracted exercise and recreation programs that are open to the public. These programs could fill unused hours during the day and bring in revenue to offset the operating budget.

Budget

The following budget includes two elements that will have to be ultimately approved by the Board of Supervisors, the Boys and Girls Club Executive Board and the Carson City Convention and Visitors Bureau; these include a return of the budgeted Quality of Life funds contribution that the City gives to the Boys and Girls Club for operating expenses and a one percent room tax contribution from the CCCCVB. The budget is a rough estimate as the final budget will be influenced by the final design and use. Increased use will increase the operation costs but this could be offset by increased revenue from the use. Two options are listed: Option A includes in-house custodial operations and Option B includes an estimate for out-sourcing the custodial services. It is important to note that without either the CCCVB or Boys and Girls Club the facility will most likely require a subsidy to cover its operations.

Budget Option A

Expenses

Personnel (2 part time custodians plus benefits)	\$65,000
Supplies and Equipment	\$ 6,000
Contractual Services	\$ 3,500
Utilities	\$90,000
Total	\$164,500

Budget Option B

Expenses

Supplies and Equipment	\$ 6,000
Contractual Services inc. custodial	\$48,500
Utilities	\$90,000
Total	\$144,500

Revenues

CCCVB 1% room tax	\$113,200
Boys and Girls Club (32.4% use)	\$ 53,000
Adult & Youth program fees	\$ 9,000
Sports Tournaments and rentals	N/A
Total	\$175,200



Time Line

Review of draft "MAC Project Report" by City Manager Larry Werner and Public Works Director Andrew Burnham May 6 – May 17

Final "MAC Project Report" complete May 17.

Board approval of design contract and project July 7 or July 21.

Design process approximately five months. Completed January of 2012.

Bid Opening March 2012.

Ground breaking April 2012.

Project completed 9 months December 2012.

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C. **MOFFAT OPEN SPACE MULTI-USE PATHWAY SAFE ROUTE TO SCHOOLS PROJECT.**

(5:38:47) – Vice Chairperson Walt introduced the item. Mr. Krahn reported that the Regional Transportation Commission would award a contract tomorrow evening for the construction of a 12-foot wide asphalt path connecting Hells Bells Road to the River Knoll subdivision, allowing student access to Eagle Valley Middle School and avoiding Fairview Drive. Mr. Krahn explained that the project was made possible via a Safe Route to School grant. Vice Chairperson Walt advised getting this pathway on the revised trail map.

D. **FUJI PARK DOG PARK GRADING SCHEDULE.** (5:42:52) – Vice Chairperson Walt introduced the item. Mr. Krahn announced that the Department of Public Works had completed the rough grading of the project and the fine grading would be completed by the following week. He stated that the next step would be to begin fencing the area. Mr. Moellendorf added that the Parks for Paws organization had solicited bids which would be discussed during their meeting the following Monday evening. In response to a question from Vice Chairperson Walt, Mr. Moellendorf clarified that the site was at the southwest corner of the park, west of the playground.

E. **FULSTONE WETLANDS PROJECT.** (5:44:47) – Vice Chairperson Walt introduced the item. Mr. Krahn referred to a handout, incorporated into the record, and invited the Commission to the ribbon-cutting ceremony on Friday, June 17, 2011. He announced the “marketing label” of the project was “where parks, trails and open space meet”. Mr. Krahn also shared several slides of the completed project.

4. **AGENDA ITEMS**

A. **DISCUSSION ONLY REGARDING THE CARSON CITY HEALTH AND HUMAN SERVICES DEPARTMENT’S “KICK BUTTS” CAMPAIGN.** (5:52:34) – Vice Chairperson Walt introduced the item. Mr. Fahrenbruch introduced Cindy Hannah, Public Health Program Specialist with Carson City Health and Human Services. He added that on April 9, 2011, Ms. Hannah and her crew collected cigarette butts from Mills Park as a part of Carson City Health Department’s Tobacco Awareness Campaign. He praised the volunteers and passed around a large jar containing the collected cigarette butts. Ms. Hannah explained that over 1,500 butts were collected by members of the Teens Against Tobacco Use (TATU) project. She stated that the jar would be used as an educational tool in the schools. She also thanked the Parks and Recreation staff for posting the “young lungs at work” signs. Ms. Hannah introduced Lee Radtke, a Carson City resident, who explained that he had lost his voice box to second-hand smoke, and gave background on his cancer treatments. Ms. Hannah also gave an example of the impact a sign made to smokers. Vice Chairperson Walt questioned why under-age students were allowed to smoke at Mills Park. Commissioner Jones explained that it was not illegal to possess cigarettes, however, it was illegal to purchase them. Mr. Fahrenbruch explained that the City did not have smoking policies at park facilities, however certain sports programs and leagues did. Ms. Hannah offered resources to help the Commission adopt certain policies. In response to Commissioner Smolenski’s question, Mr. Fahrenbruch clarified that they had seen compliance near playgrounds, since the posting of the signs. As far as the teen smoking, he stated that it would be an on-going problem, however, he added, the volunteers had been very helpful in reducing the staff time to do such cleanup. Vice Chairperson Walt called for public comments, and none were forthcoming.

B. **ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MULTI-PURPOSE ATHLETIC COMPLEX PROJECT BASED ON THE CONCEPTUAL BUILDING PLAN OPTION B.** (6:04:10) Vice Chairperson Walt introduced the item. Mr. Moellendorf reminded the Commission of the discussion at a meeting several weeks ago, regarding the Multi-purpose Athletic Complex. He showed a conceptual plan featuring three options, incorporated into the record, designed by Brent Tippetts of VCBO Architecture, incorporating the Commission’s suggestions. Discussion ensued regarding spectator seating, venue size, and expansion options. Mr. Moellendorf proposed approving Option B as the preferred option. He added that the final designs would be reviewed by the Commission as well. Commissioner Adams requested the financial loss information, should the project be abandoned. He also stated that he preferred Option C. Mr. Moellendorf explained that a “substantial amount of design time” had been put into the project. Vice Chairperson Walt called for public comments and when none were forthcoming, a motion. **Commissioner Westergard moved to recommend to the Board of Supervisors approval of the Multi-Purpose Athletic Complex Project based on the conceptual building plan Option B. The motion was seconded by Commissioner Smolenski. Motion carried 6-0.**