

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** The Honorable City Council

**FROM:** Mary K. Lindley, Parks, Recreation, and Community Services Director 

**DATE:** April 6, 2006 (Meeting of April 26, 2006)

**SUBJECT:** Consider Amending the Scope of Work for the Design of the Arroyo Vista Recreation Center and Gymnasium Expansion

**DISCUSSION**

On October 5, 2005, the City Council approved the scope of work for the design of the Arroyo Vista Recreation Center (AVRC) and Gymnasium Expansion Project and authorized staff to solicit proposals. The stated estimated project costs were \$5,760,000. On January 18, 2006, the Council awarded an agreement to WLC Architects in the amount of \$550,510 the design of expansion. This project is one of the Council's approved objectives for FY 2005/06.

The original scope of work, in addition to expanding the gymnasium to twice its existing size, adding an additional activity room, and providing more office space, included the design of a men's and women's locker/shower room facility. The addition of a locker/shower room facility at AVRC has been discussed by the City over the past several years, and with the expansion of the gymnasium and recreation center, this appeared to be a good opportunity. However, as a result of staffs' initial meetings with the project architect and sub consultants, and after reviewing the architect's first draft conceptual plan, which included the proposed shower/locker rooms (see Attachment A), staff believes that such a facility would be greatly under utilized unless the City builds a community pool complex in the near term future. Since a final decision regarding a community pool seems to be farther off in the future, staff is recommending that the Council revise the project's scope of work to delete the design of the locker/shower room.

The type of programs held in the gymnasium and recreation center now and in the future, even with the expansion, do not create a demand for a shower/locker room facility. A few individuals who participate in our sports leagues may change

into their playing clothes before their game if they arrive from work. Our existing restrooms are sufficient to accommodate their needs.

In staff's opinion, the types of programs and/or facilities that would generate sufficient demand for a locker/shower room facility would be a community pool or a fitness center. While the City still maintains the goal of building a community pool, it appears to be far enough in the future that designing for its needs now may not make economic sense. The utility connections (water, sewer, gas) are already in close proximity to the area where the City would most likely place a locker/shower room, in the open space just to the east of the recreation center. Therefore, there is no advantage to constructing connections any closer to the ultimate site of a future locker/shower room facility. In addition, staff proposes reserving future options for locating the locker/shower room adjacent to the existing restrooms and in the previously identified site for the community pool. The proposed expansion of the gymnasium and recreation center will not impact those two site options.

While staff recommends the elimination of the locker/shower room facility from the project's scope of work, the expansion of the gymnasium and recreation center requires that additional public toilets be installed under the California Unified Building Code (Code). Following Appendix 29 of the Code for the square footage and use of the planned expansion, the City needs to add the following toilet facilities: for gymnasium - two toilets and a urinal for men, and three toilets for women; for the recreation center - two toilets, one for men and one for women. Appendix 29 provides for an exception to the requirements when circumstances indicate that a different ratio is warranted with the approval of the building official. Based on current and anticipated use patterns, staff does not believe that additional toilets are needed in the recreation center. The City's building official concurs.

Based on staff's proposed recommendation, elimination of the locker/shower room and the addition of restrooms in the gymnasium, the architect prepared a new draft conceptual plan (see attachment B). The plan provides for expanding the gymnasium and adding an office and storage; a new activity room, with a room divider, and interior office space across from the existing public counter. This is consistent with the original scope of work. Additionally, the plan provides restrooms in the gymnasium and conference and storage rooms to the east of the new activity room in the recreation center. This is approximately 1,212 square feet (400 for gym restrooms and 812 for recreation center conference and storage rooms) that was not a part of the original scope of work, but was identified as a need.

Eliminating the locker/shower room facility from the project would generate a saving of approximately \$1.1 million in construction and design costs. However,

the additional 812 square feet proposed for the conference/storage room would generate an additional cost of approximately \$304,500 and the additional 666 square feet for the gym restrooms would add approximately \$265,200 for a total added cost of \$569,700. Based on this scope of work, the estimated project budget is \$5,229,700. However, staff recommends budgeting \$200,000 for improvements to existing structures including the two covered walkways between the recreation center and gym, replacing the wall mats in the gym, the addition of a sink in the existing activity room, and repairs to an interior wall in the activity room, and \$100,000 as a contingency. This brings the total cost savings to approximately \$230,300 and a total estimated project budget of \$5,529,700. The estimated cost breakdown for the proposed revised scope of work is as follows:

<u>Description</u>	<u>Cost Est.</u>
Gym Expansion, including office/storage	\$3,259,500
Gym Restrooms	\$ 266,400
Activity Room	\$ 598,500
Storage/Conference Room	\$ 304,500
Internal Office Space	\$ 18,800
Exterior Corridor	\$ 132,000
Site Work	\$ 100,000
Improvements to existing structures	\$ 200,000
<b>Subtotal – Construction Hard Costs</b>	<b>\$4,879,700</b>
Architect	\$ 500,000
Project Coordinator	\$ 50,000
Contingency	\$ 100,000
<b>Total</b>	<b>\$5,529,700</b>

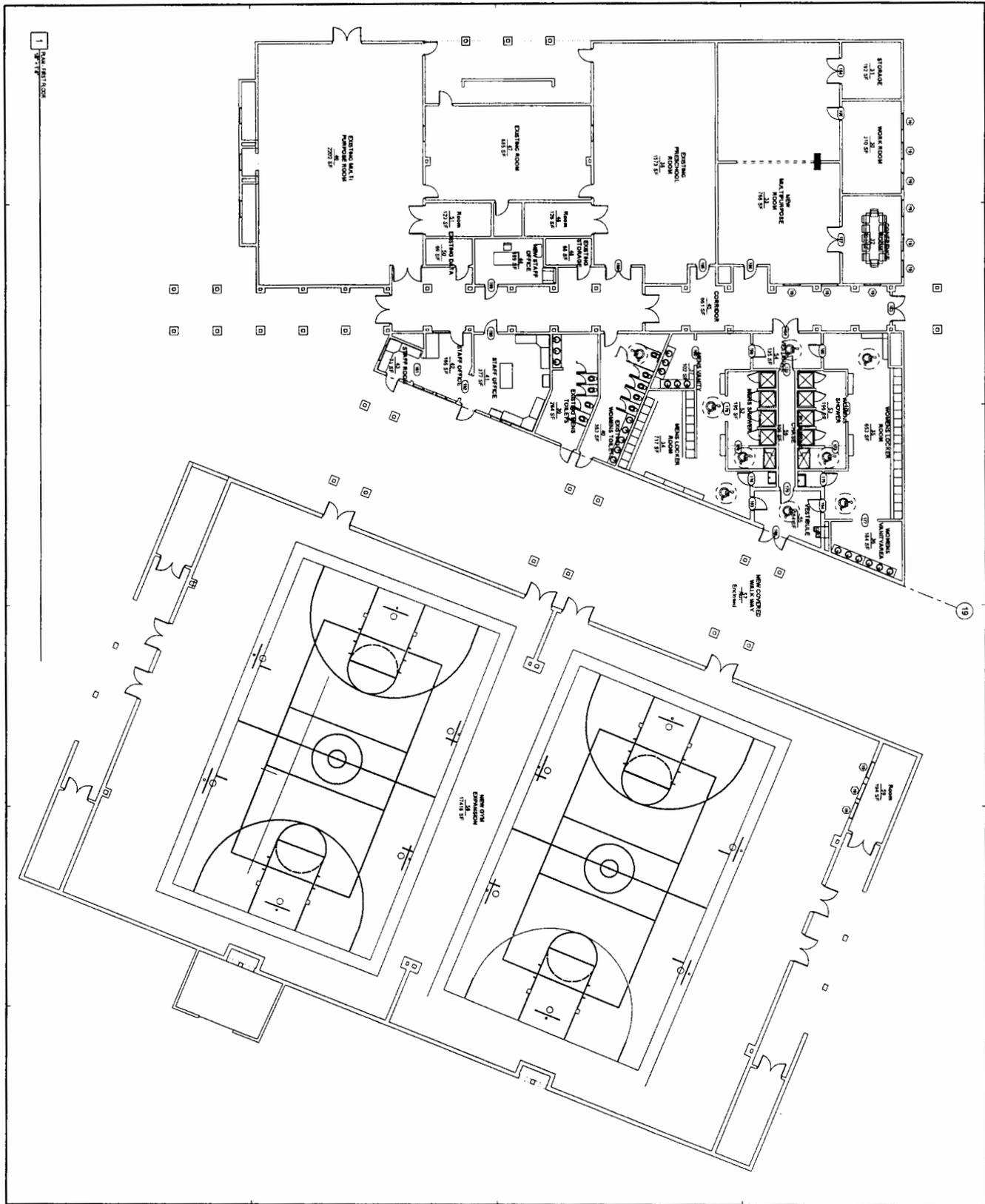
Staff is requesting that the City Council approve the proposed revisions to the scope of work. The City Manager has the authority to amend the City's agreement with WLC to address the revisions. The Council will be asked to consider a final conceptual design for the project at a future date.

#### **STAFF RECOMMENDATION**

Approve revisions to the scope of work for the design of the Arroyo Vista Recreation Center and Gymnasium Expansion.

cc: Attachments A & B

**000014**



**ARCHITECTS**  
**W/LC**  
 SOUTHERN CALIFORNIA  
 14201 Linderoth Road, Suite 100  
 Chula Vista, CA 91913  
 Tel: 619-591-1100  
 Fax: 619-591-1100

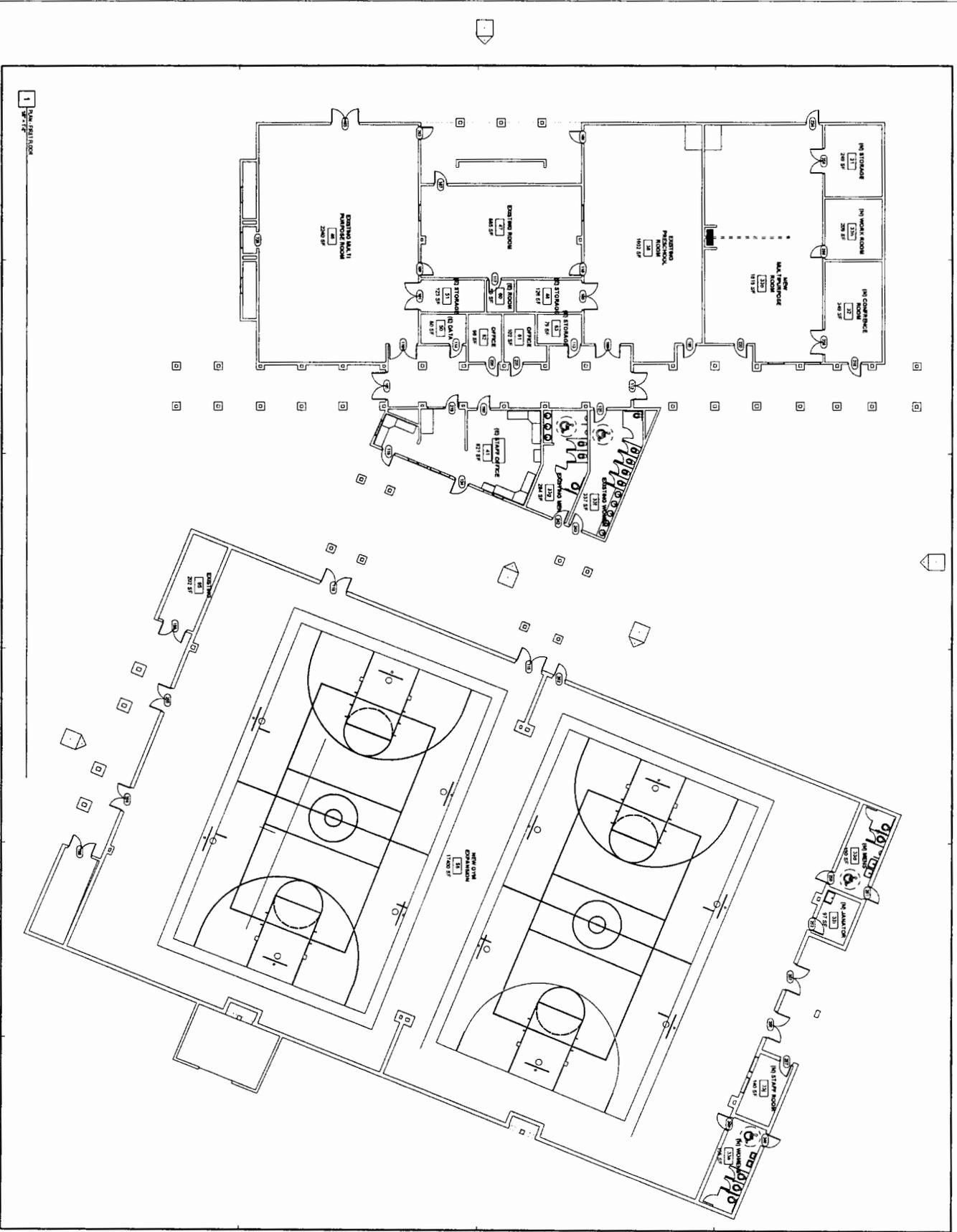
**ARROYO VISTA RECREATION CENTER**

EXPANSION

123 ENTER ADDRESS STREET HERE  
 ANYTOWN, CA 90009

DATE: 01/15/10  
 DRAWING NUMBER: A2.1

000015



1 PLAN 25/11/08

		<p><b>ARROYO VISTA RECREATION CENTER</b></p> <p>EXPANSION</p> <p>123 ENTER ADDRESS STREET HERE ANYTOWN, CA 90009</p>		<p><b>WLC Architects</b></p> <p>SOUTHERN CALIFORNIA</p> <p>14470 Pacific Palisades Culver City, CA 90230 Tel: 310-206-1000 Fax: 310-206-1000</p>	
<p>DATE: 11/11/08</p> <p>PROJECT NUMBER: 233333</p>	<p>DATE: 11/11/08</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NUMBER: 233333</p>	<p>DATE: 11/11/08</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NUMBER: 233333</p>	<p>DATE: 11/11/08</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NUMBER: 233333</p>	<p>DATE: 11/11/08</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NUMBER: 233333</p>	<p>DATE: 11/11/08</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NUMBER: 233333</p>

000016