



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
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www.carson.org/planning

MEMORANDUM

Planning Commission meeting of February 27, 2013

G-1

TO: Planning Commission
FROM: Lee Plemel, AICP, Planning Director
DATE: February 19, 2013
SUBJECT: **SUP-08-046 – Multi-Use Athletic Center Status Report**

The Planning Commission approved a Special Use Permit, SUP-08-046, in December 2008 for a recreation center located on Russell Way, adjacent to the existing Boys and Girls Club of Western Nevada facility. In January 2011, the Planning Commission approved a request for an extension of the Special Use Permit approval to January 2016, and required the Carson City Parks and Recreation Department to give an update to the Planning Commission in January 2013. (There was no Planning Commission meeting held in January 2013.)

Attached is a memo with supporting materials from the Parks and Recreation Department providing an update on the project status. Of note, the Parks and Recreation Department plans on moving forward with the project in 2013 to begin construction of a modified “Multi-Use Athletic Center,” or “MAC” for short. The MAC is slightly smaller at approximately 32,000 square feet than the previously approved 36,000 square feet recreation center and reduces the proposed uses inside the building.

Parks and Recreation Department staff will be at the Planning Commission meeting to answer any questions regarding the proposed MAC. Refer to the attached memo for more information.

Attachments:

1. Parks and Recreation Department memo and supporting materials
2. SUP-08-046 Notice of Decision with conditions of approval
3. Original approved site plan



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

RECEIVED

MEMORANDUM

FEB 11 2013

CARSON CITY
PLANNING DIVISION

To: Planning Commission

From: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

Date: February 11, 2013

Subject: Multi-Use Athletic Center Project – Status Report
SUP-08-046

On September 4, 2012, the Parks and Recreation Commission reviewed with City staff a number of different conceptual designs for the Multi-Use Athletic Center Project and their associated cost estimates for each design concept. On a 5 to 2 vote, the Parks and Recreation Commission recommended to the Board of Supervisors Option Five (Refer to Exhibit A). Option Five is a two-story building (32,135 sq. ft.) with a double gym (end-to-end basketball courts), spectator seating for 425 people, administrative offices, a dry locker room, and restrooms on the first floor and has a stretching area and an elevated walking/running track on the second floor (Refer to Exhibits B and C). This proposed option actually has a smaller square footage than the originally approved Recreation Center Project (36,154 sq. ft.).

As indicated at the September 4th meeting, the project's total cost and the City's available budget for Option Five was still a concern to the Parks and Recreation Department staff. Since then, City staff began reviewing various project delivery systems to bring the project within the City's available budget. The delivery system that City staff will be using for this project is called "Construction Management At-Risk" (CMAR). This system is a cost-effective and time conscious alternative to the traditional design-bid-build process (Refer to Exhibit D). Currently, the Public Works Department is developing a "Request for Proposal" (RFP) to solicit proposals from construction management teams. Our department's understanding is the RFP will be advertised during the first week of March, 2013.

If you have any questions regarding the above project status report, please feel free to contact Vern L. Krahn, Park Planner at (775) 887-2262 ext. 7343 or at VKrahn@carson.org.

Exhibit A

CARSON CITY PARKS AND RECREATION COMMISSION Minutes of the September 4, 2012 Meeting

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forum for this discussion would be the Board of Supervisors. Commissioner Westergard thanked Ms. Vance for airing her concerns even though this Commission could not take any action.

B. DISCUSSION ONLY REGARDING AN UPDATE OF NEW AQUATIC FITNESS PROGRAMS CURRENTLY HELD AT THE AQUATICS FACILITY. – This item was addressed along with agenda item 4A.

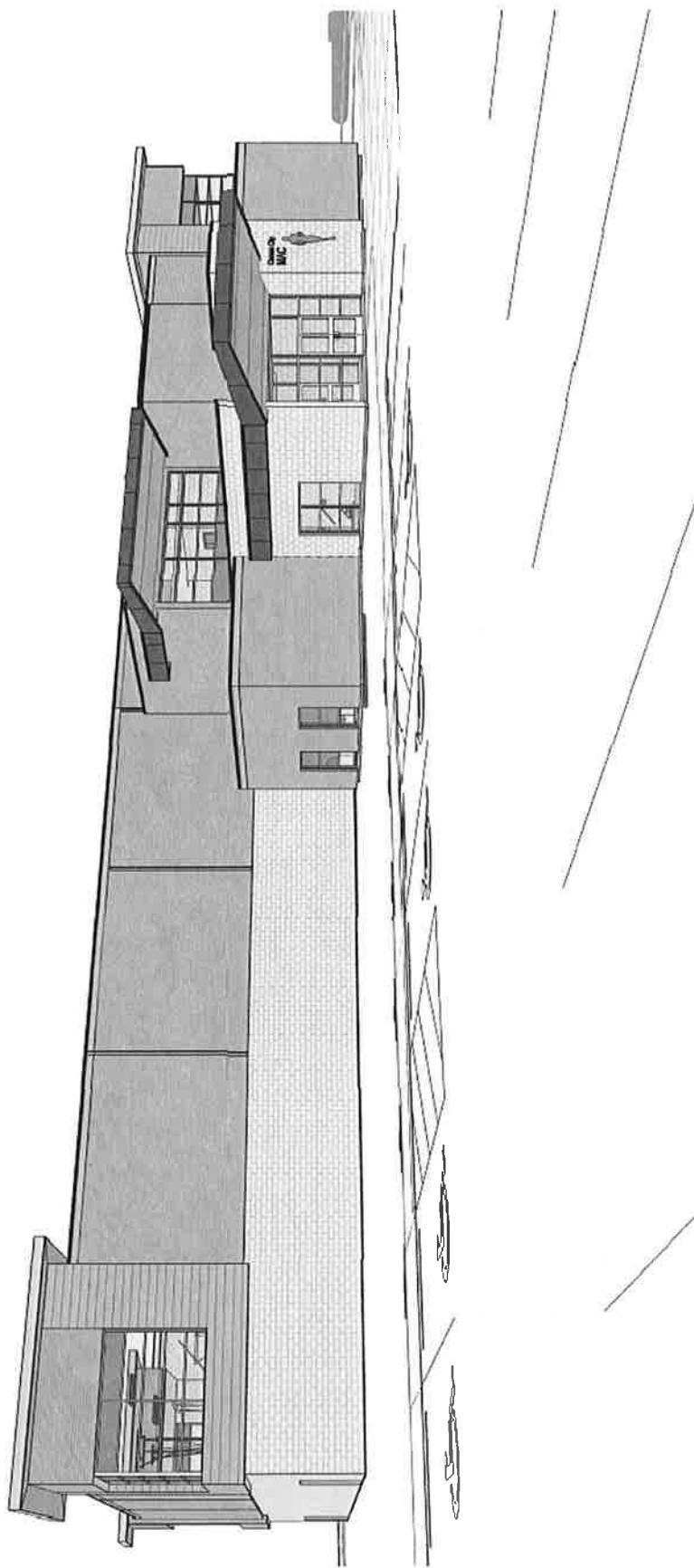
(7:31:13) – Chairperson Lehmann announced a short recess.

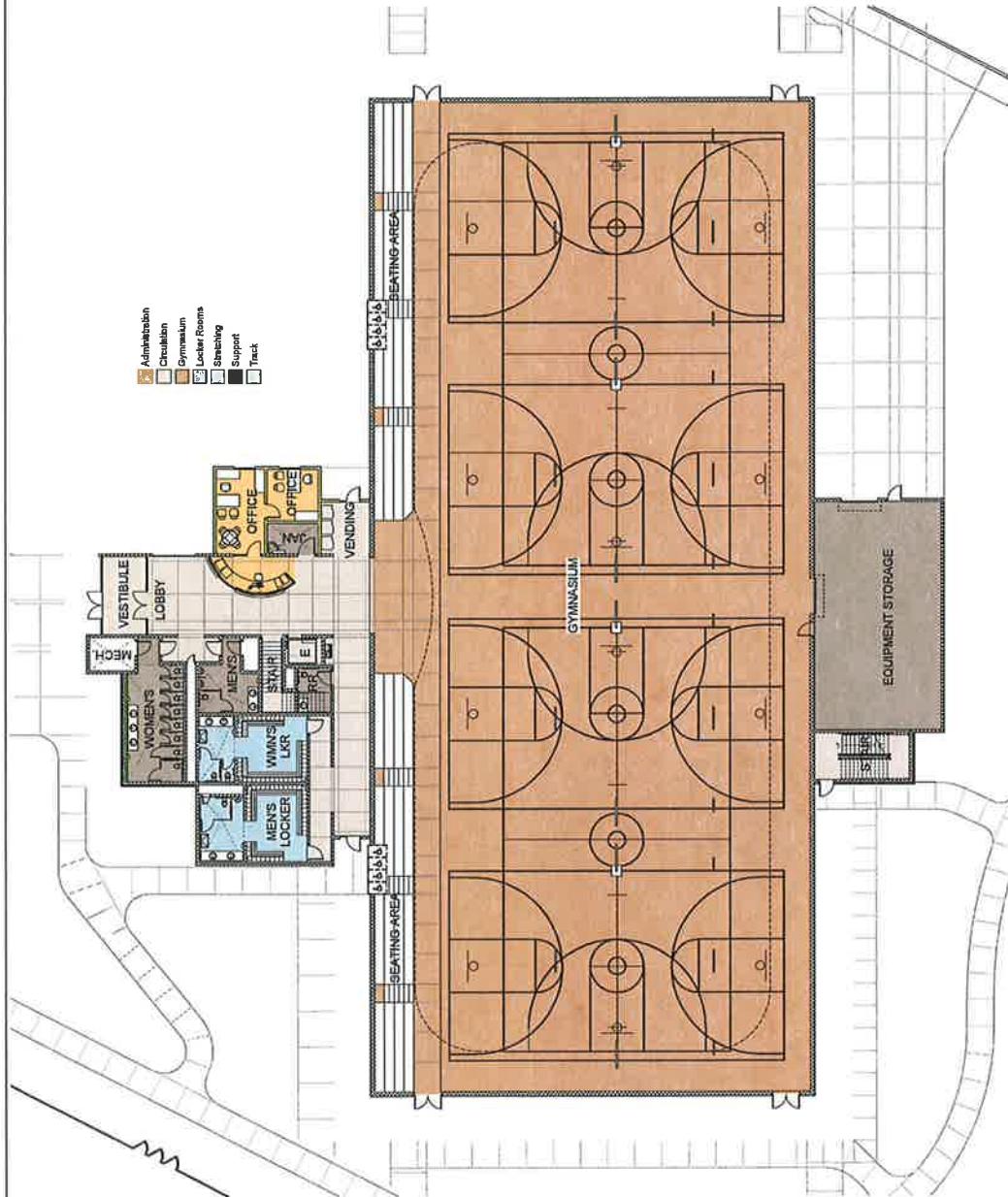
(7:41:49) – Chairperson Lehmann called the meeting back to order.

C. FOR POSSIBLE ACTION: REGARDING PROPOSED DESIGN OPTIONS FOR THE MULTIPURPOSE ATHLETIC CENTER. (7:41:53) – Chairperson Lehmann introduced the item. Mr. Moellendorf gave background and noted that the previous design had been downsized due to budget constraints, and this Commission had expressed concern that the gymnasium size had been reduced and the walking track had been eliminated. He added that Staff had met with the architect and would present additional options per the Commission's request. Mr. Moellendorf clarified that four options had been presented, one of which had been eliminated because it was only a point of reference. He presented an additional option and responded to Commissioner Walt that two of the options would not support the current budget, but were included as reference points. Discussion ensued regarding consideration of options that were over budget. Commissioner Walt suggested getting bids from local contractor since the nature of the project had changed from a recreation center to a gymnasium; however, Mr. Moellendorf reminded the Commission, that was not agendized for discussion. Mr. Moellendorf referred to a Staff Report and showed a PowerPoint presentation depicting the four options. Discussion ensued regarding cost variances, and Mr. Moellendorf noted that these costs were estimates. Commissioner Walt questioned whether this new facility would be outgrown in a few years. Discussion ensued regarding accommodating different age groups in different size courts. Chairperson Lehmann received confirmation that youth could play in the larger size courts because they could be resized by age group. Mr. Moellendorf added that many adults preferred the smaller courts. Commissioner Walt explained that the community needed additional gym space as the high school gym was not available during the basketball season, and expressed frustration towards the estimates. Mr. Moellendorf clarified that construction prices in Northern Nevada were significantly higher than the nationwide rates. Mr. Moellendorf stated that the budget was "finite" and more elaborate plans could not be considered. Commissioner Walt noted that the Edmonds Sports Complex was popular because tournament participants did not have to "drive all over town" for games. In response to a question by Commissioner Long, Mr. Moellendorf explained that Reno did not have a large enough facility like this one. Chairperson Lehmann noted that given the budget constraints, options four and five were the only viable choices, and was in favor of choosing option five, the one with the walking track. **Commissioner Walt moved to recommend the option five MAC design to the Board of the Supervisors, with some cost estimates presented to the Board of Supervisors. The motion was seconded by Commissioner Myers.** Commissioner Adams questioned spending \$500,000 for a walking track in exchange for a smaller gym. Mr. Moellendorf reminded the Commission that the project budget was \$5.7 million and the current construction estimate for option five was \$5.6 million. Commissioner Westergard received confirmation that should additional funds become available, that Staff would re-agendize the item. Chairperson Lehmann entertained public comments, and when none were forthcoming, a vote. **Motion carried 5-2.**

D. DISCUSSION ONLY REGARDING THE ACTIVE STRATEGY QUARTERLY REVIEW. (8:38:30) – Chairperson Lehmann introduced the item. Mr. Moellendorf presented the second quarter's "Quarterly Business Review", which had also been presented to the Board of Supervisors. He clarified that this was an evolving document, and some of the data and its methodology would be changed. In response to a question by Commissioner Westergard, Mr. Moellendorf noted that a portion of the data was collected by the Public Works Department. He also stated that Staff had taken this on without additional headcount. Mr. Moellendorf showed a PowerPoint presentation, incorporated into the record, depicting Parks and Recreation Department trends, such as use of the Bob Boldrick Theater, Community Center Meeting Rooms (including fitness classrooms), Community Center Gym, tournament use of facilities, and taxable sales. He explained that tracking averages had not resulted in good metrics, therefore usage times would be tracked instead. Commissioner Long received confirmation that similar metrics would be used for the Aquatics Facility. Mr. Moellendorf also noted that the reduced numbers for the aquatic facility could be due to the reduction of the pool

Exhibit B





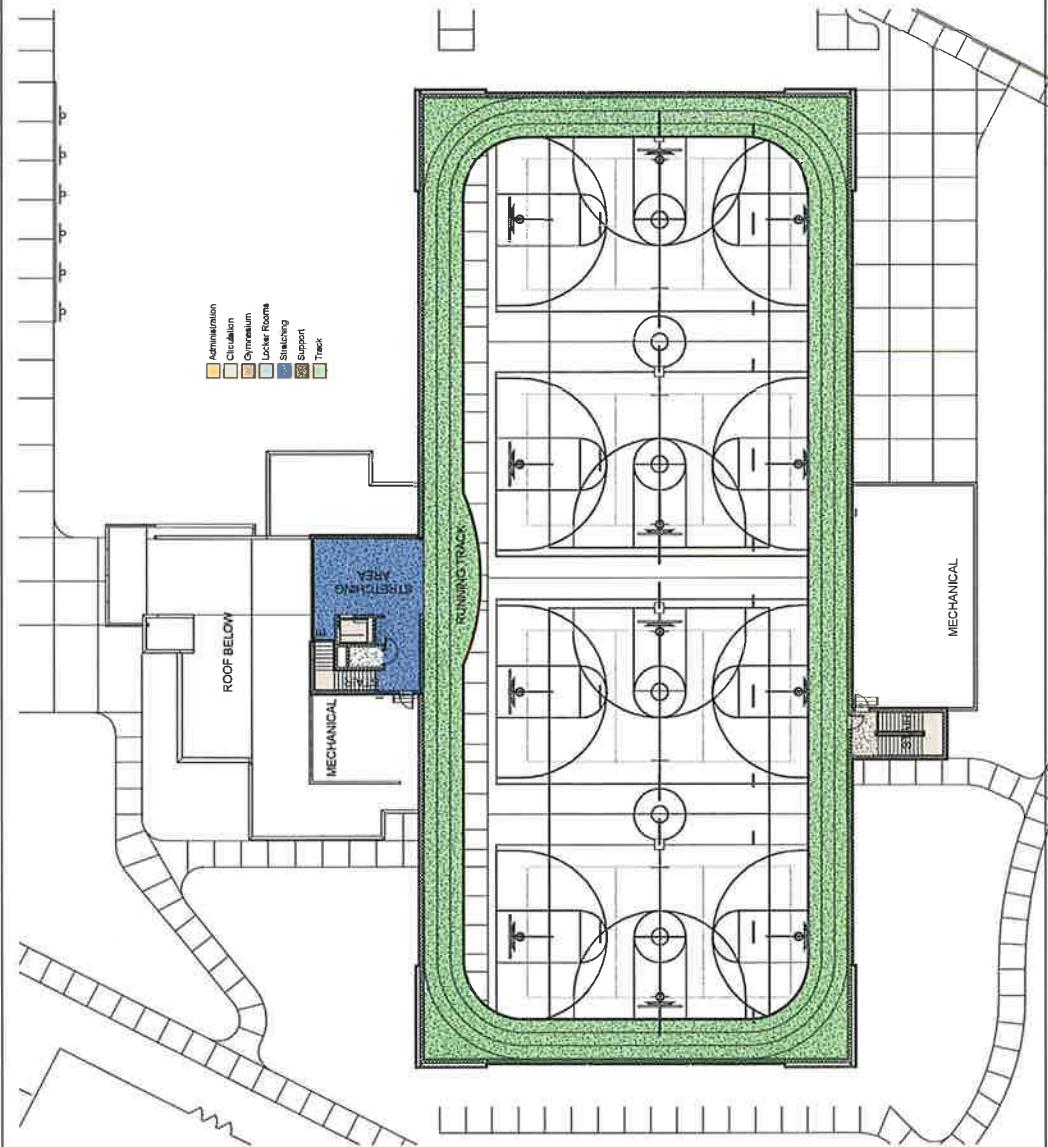
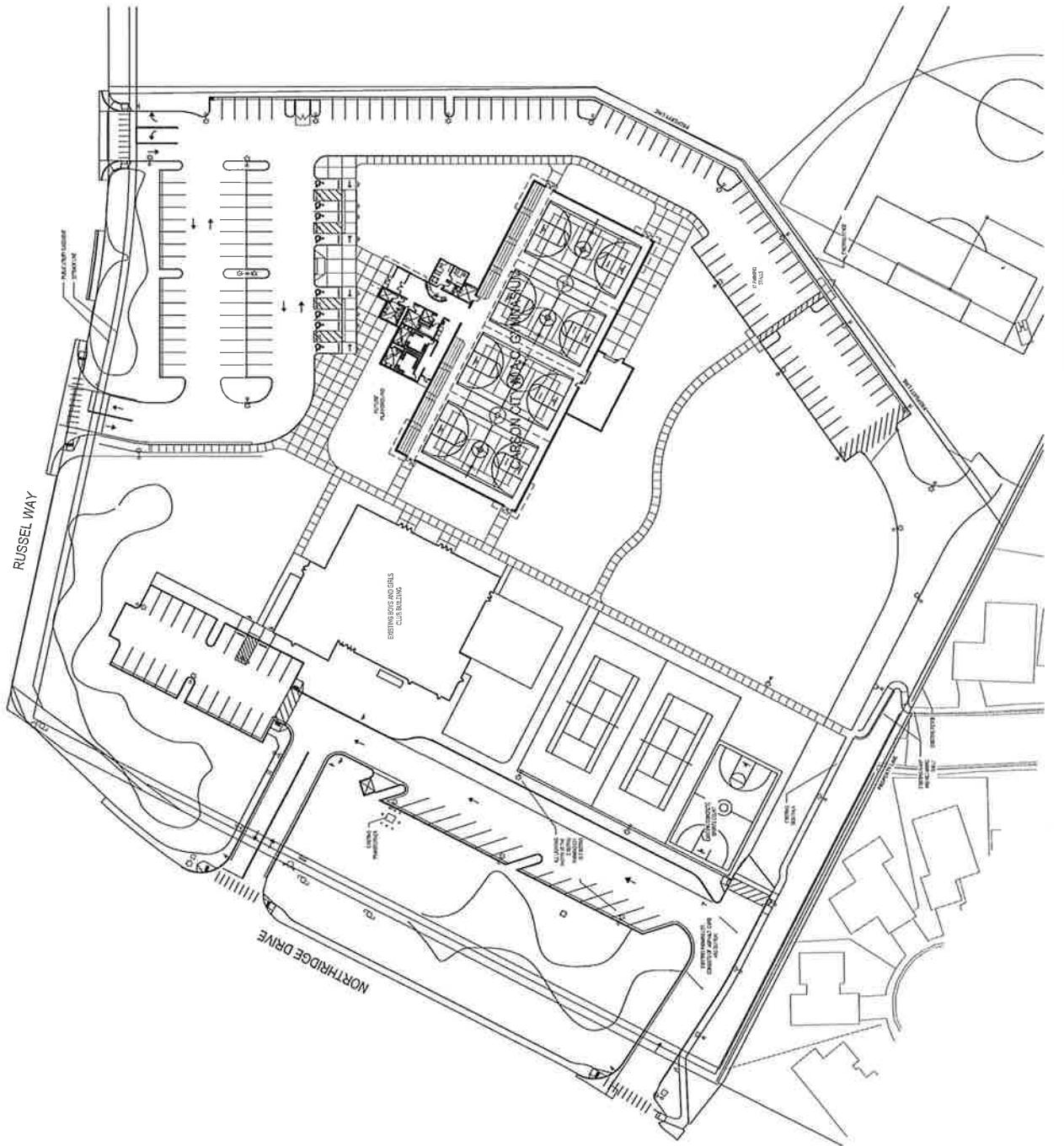


Exhibit C



CARSON CITY MAC GYMNASIUM - BUILDING SITING OPTION
SCALE 1 = 30'

Introduction:

Construction management at-risk is seen by many policy-makers and legislators as an innovative approach to public sector project delivery. The CM at risk delivery method is an alternative procurement process similar to long-standing private sector construction contracting. CM at-risk is a cost effective and time conscious alternative to the traditional design-bid-build process.

Many states are beginning to authorize CM at-risk as a choice for project delivery for their respective state agencies. Much like design-build, authorization for this alternative procurement method has not been uniform. Some states have authorized CM at-risk, but exempted specific state agencies, while others have authorized only demonstration projects. A few states have gladly incorporated CM at-risk into their procurement laws with little or no restrictions.

Statutes throughout the country can differ widely in scope, dependent on a broad range of issues. This compendium is meant to offer a list of these statutes in order to compare the similarities and differences that exist on this issue throughout the country.¹

Advantages of Construction Management at-Risk:

Construction management at-risk is a process that allows the client of a project to choose the CM before the design stage is complete. The CM is chosen based on qualifications, and then the entire operation is centralized under a single contract. The architect and CM work together in order to cultivate and assay the design. Then, the CM gives the client a guaranteed maximum price, and coordinates all subcontract work. The A/E is hired separately from the CM at-risk and the traditional client – A/E relationship is maintained. However, A/E's can generally perform the CM role, with various restrictions imposed based on state.

Proponents have cited many advantages to construction management at-risk over traditional methods of procurement. These advantages are:²

- Increases the speed of the project and can also strengthen coordination between the architect/engineer and the construction manager.
- The client hires the construction manager based on qualifications, thus better ensuring a construction manager with a strong allegiance to the client, because their business relies on references and repeat work.
- Construction managers, architects/engineers, and the client all collaborate. This creates enhanced synergies throughout the process.
- Transparency is enhanced, because all costs and fees are in the open, which diminishes adversarial relationships between components working on the project, while at the same time eliminating bid shopping.

¹ Please note: While every effort has been made to find statutes which cover construction management at-risk for a particular state, this list is not all inclusive. This compendium is an ongoing project which is expected to grow over time. There exists the possibility that a state may have authorized construction management at-risk through administrative, regulatory, or some other action. This compendium is for reference only and in no way is expected to take the form of legal advice. For that reason, please contact the state directly if there is a question on a state's authority to use construction management at-risk. Further, the statutes listed herein were culled from the official websites for each state. As such, the formatting and display of the statute will differ widely.

² 3D/International Essay. CM at Risk. www.3di.com



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FEB 09 2011

Carson City Planning Division

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Carson City, Nevada 89701
(775) 887-2180
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CARSON CITY
PLANNING DIVISION

*CLERK
FILED
Time

PLANNING COMMISSION
JANUARY 26, 2011

FEB 9 2011

NOTICE OF DECISION

By K. King
Carson City, Nevada

A Special Use Permit application, SUP-08-046, was received from the Boys and Girls Club of Western Nevada (property owner: Boys and Girls Club of Western Nevada) for an extension of time for the approved Special Use Permit for the construction of a recreation center on property zoned Public Regional (PR), located at 1870 Russell Way, APN 002-101-87, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on January 26, 2011, in conformance with City and State legal requirements, and approved SUP-08-046 for an extension of time for the approved Special Use Permit, based on the findings contained in the staff report and subject to the following conditions of approval:

CONDITIONS OF APPROVAL:

(Note: conditions of approval noted for amendment from SUP-08-046 are italicized below)

1. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval. Minor modifications to the development plans may be approved by the Director.
2. All on- and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within five-years of this approval date. Obtaining a building or construction permit for the proposed construction shall constitute project commencement. Should Phase II of this approval for the recreation center not be initiated within five years, the permit shall become null and void and the approval shall revert back to U-02/03-40.
4. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next

Planning Commission meeting for further consideration.

5. The applicant shall obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
6. *The applicant shall submit landscape plans in compliance with the Carson City Development Standards, Division 3 (Landscaping) with building permit plans for review and approval by the Planning Division. Landscape plans shall include proper screening of parking areas from surrounding residential properties, including the use of berming and shrubs. The applicant shall coordinate with the Parks and Recreation Department regarding the landscaping design of the area along the pedestrian and bicycle path on the Northridge Drive frontage. The landscaping plan will incorporate deciduous trees and a variety of decorative plantings and shrubs. The required landscaping for the Boys and Girls Club of Western Nevada site in any event, shall be installed no later than December 17, 2010 June 30, 2011, unless amended by the Planning Commission.*
7. The Parks and Recreation Department will install a landscape buffer along the wall or fence on the western boundary of the site, which will include a mix of trees, shrubs and non living materials that are acceptable to the Planning Division.
8. Lighting fixture details and "cut-sheets" shall be submitted with a Building Permit application in compliance with Development Standards Division 1.3 Lighting. Any lighting fixtures shall be so installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover. All light fixtures, except street lights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries. Exterior light standards, light poles and wall pack lighting adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of 12 feet within 75 feet, 16 feet within 100 feet, 20 feet within 125 feet, 24 feet within 150 feet and 28 feet within 175 feet of a residential zoning district property boundary. Lighting of athletic fields is not permitted as a part of this special use permit approval.
9. The project shall limit to the extent possible the use of potable water for irrigation. The project must make provisions to have the ability to convert to reclaimed water for irrigation in the future.
10. Active outdoor recreation use areas such as ball fields, courts, and play equipment shall be setback a minimum of 25 feet from adjacent residential properties.
11. The hours of operation for the Boys and Girls Club Western Nevada (BGCWN) shall be limited from 7 a.m. to 10 p.m. weekdays and 8 a.m. to 11 p.m.

weekends. Outdoor activities shall be completed by 9 p.m. weekdays and 10 p.m. weekends.

12. The Hours of operation for the Recreation Center shall be limited from 5 a.m. to 9 p.m. weekdays and 8 a.m. to 9 p.m. on Saturdays and 8 a.m. to 7 p.m. on Sundays.

13. The BGCWN facility shall have a minimum of one instructor with appropriate training per 20 youth.

14. Access to the site from Belmont Avenue on the west property boundary shall be provided and limited to pedestrian and bicycle access only.

15. All structures shall be a minimum 50 foot setback from the adjacent residential uses to the west.

16. All active ball fields shall be a minimum of 25 feet from the adjacent residential uses to the west.

17. A vinyl coated chain link fence (six feet in overall height) is required along the western boundary of the subject site.

18. ~~This SUP shall become effective only upon approval by the Board of Supervisors of Zoning Map Amendment application ZMA-08-045 to change from Single Family 6,000 to Public Regional and Multi Family Apartment and Master Plan Amendment application MPA-08-044 to change a portion of the subject parcel master plan designation from High Density Residential to Public/Quasi Public.~~

19. Project signage requires an application for a Building Permit, issued through the Carson City Building Division.

20. The sign(s) shall be placed so as to maintain proper separation from above and below ground utilities. Coordination with the civil design engineer for sign placement is highly advised.

21. The sign(s) shall not be placed within any utility, access or drainage easement.

22. The sign(s) shall not interfere with drainage facilities.

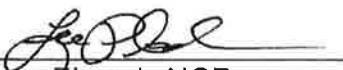
23. A Technical Drainage Study is required with building permit submittal. The detention requirement may be waived if there is adequate piped conveyance to the existing freeway drainage system.

24. A water/sewer connection fee worksheet is required with building permit submittal.

25. A final fire flow water system analysis is required with building permit submittal.

26. The domestic water and sanitary sewer analyses shall be finalized and submitted with the building permit application.
27. The eastbound approach to the intersection of Lompa Lane and Northridge Drive/Carmine Street shall be re-striped to include one left turn lane and one shared thru-right lane as recommended in the Traffic Impact Study prepared by Lumos & Associates.
28. Exterior building colors and materials shall comply with the approved Special Use Permit plans. Materials and colors shall be submitted with and/or identified on the Building Permit plans.
29. ~~The following shall be achieved prior to approval of the Certificate of Occupancy by the Planning Division for the BGCWN:~~
 - Review and approval of a common landscaping plan by the Planning Division;
 - Installation of the required parking for the BGCWN;
 - A final inspection of the BGCWN site for compliance of the CCMC.
30. ~~SUP-08-046 shall be reviewed in December 2009 for compliance of the required conditions of approval by the Planning Commission.~~
31. *The Parks and Recreation Department shall submit an update to the Planning Commission related to the status of SUP-08-046 in December 2012 for review in January 2013.*

This decision was made on a vote of 4 ayes 0 nays.


Lee Plemel, AICP
Planning Division Director

LP:jmb

Mailed by: 2/7/11 By: RMT

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

Hal Hansen
OWNER/APPLICANT SIGNATURE

2-8-11
DATE

Hal Hansen
PLEASE PRINT YOUR NAME HERE

RETURN TO:

Carson City Planning Division
108 E. Proctor St., Carson City, NV 89701

Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.

2. Self-addressed stamped envelope

