

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Approval for staff to present the Spartan Gym Phase II final design including removal of support columns to the Shoreline School Board for their review and approval to go to bid.
DEPARTMENT:	Parks, Recreation and Cultural Services
PRESENTED BY:	Wendy Barry, Director

PROBLEM/ISSUE STATEMENT

The purpose of the memorandum is to review the Spartan Gym Phase II design and cost estimates. See Attachment A: Spartan Gymnasium Improvements-Phase II Drawings. Staff seeks City Council approval to proceed to present the design and cost estimates to the Shoreline School Board for their review and approval to go to bid. This item is tentatively scheduled on the School Board's August 18 agenda.

BACKGROUND

In August 2000, the City and the Shoreline School District entered into a Joint Use Agreement for the City and School District facilities with a vision and intent to maximize public use of public facilities while maintaining them as sustainable assets.

In September 2001, the Spartan Gym Addendum to the Joint Use Agreement was executed. It outlines the joint-operation of the facility and commits the City to pay the School District up to \$650,000 for additional improvements to the building for multi-purpose rooms and related support facilities. The City is contracting with the School District to provide design, project management and construction of this project. Reimbursement of any project costs in excess of \$650,000 is subject to further approval of the Shoreline City Council.

On October 3, 2002 the Parks Recreation and Cultural Services (PRCS) Board reviewed and recommended the preliminary design to the City Council. On December 9, 2002, the City Council gave consensus to proceed. On February 3, 2003, the School Board reviewed the preliminary design and cost estimates and gave authorization to proceed to final design on February 3, 2003.

On June 26, 2003 the PRCS Board reviewed the final design and refined cost estimates and recommends the final design including removal two support columns in the multi-purpose rooms. PRCS Board member Bryce abstained due to potential conflict of interest. The removal of the columns will provide an open floor plan without columns in

the middle of the multi-purpose rooms making them more flexible and usable spaces. This was not included in the preliminary design because early information indicated it would be cost prohibitive. The refined estimate of \$20,000 indicates it can be accomplished within budget and at a reasonable price.

FINANCIAL IMPACT

\$665,000 is available in the 2003 Capital Improvement Program budget for this project. The August 20, 2000 staff report noted that after the design process and cost estimates are finalized, the School District may request that the City consider reimbursing the District for costs it incurred to improve the public locker rooms adjacent to the lobby. The School District has notified the City that it is interested in reimbursement of \$121,000. The City's intent has been to reimburse the School District with remaining funds. The School District expressed its intent to use the \$121,000 to fund renovations of another School District building at the Shoreline Center to provide an arts studio for use by the School District and the community. This project has been delayed due to unanticipated costs.

The estimated balance for the project is \$53,000 without the removal of the support columns in the multi-purpose rooms, and \$33,000 including the removal of the columns.

Following is a budget comparison of Preliminary Design Phase and Design Development Phase cost estimates. The financial impact of removing the columns is noted as well.

SPARTAN GYM PHASE II

<u>Project Budget</u>	\$665,000	\$665,000
	<u>Preliminary</u> <u>Design Phase</u>	<u>Design Dev.</u> <u>Phase</u>
Estimated Design:	\$ 60,000	\$ 69,490
Project Management	\$ 25,000	\$ 25,000
Roof Replacement	\$ 51,500	
Architectural/Structural	\$115,600	\$230,073
Alt. 1 Locker room Upgrade	\$ 30,000	
Alt. 2 Restroom Modification	\$ 30,000	
Alt. 3 Parking Improvements	\$ 20,000	
Mechanical	\$ 75,140	\$ 95,586
Electrical	\$ 52,020	\$ 64,273
General Contractor's OH & P @ 7%	\$ 20,598	
Design Contingency @ 5%	\$ 14,713	
WA State Sales Tax	\$ 29,332	\$ 36,452
Permits, Fees, Insurance, Bonds	\$ 13,500	\$ 13,500
Printing	\$ 3,000	\$ 3,000
Testing and Inspections	\$ 7,000	\$ 7,000
Design & Reimbursable Contingency	\$ 1,500	\$ 1,500
Change Order Contingency (10%)	\$ 32,957	\$ 40,957
Furniture & Systems Furniture	<u>\$ 25,000</u>	<u>\$ 25,000</u>
Total Estimated Expenses	\$606,860	\$611,831
Estimated Balance	\$58,140	\$ 53,169
Column Removal		<u>(\$ 20,000)</u>
Balance with Column Removal		\$ 33,000

RECOMMENDATION

Staff seeks Council approval to present the Spartan Gym Phase II final design including removal of support columns to the Shoreline School Board for their review and approval to go to bid.

Approved By: City Manager  City Attorney d/k

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INTRODUCTION

The Spartan Gym Phase II is a joint partnership project between the City of Shoreline and the Shoreline School District.

BACKGROUND

The School District has exclusive use of 7,200 square feet or 20% of the building for School District purposes. This includes one locker room in the northwest corner of the building for visiting teams using the stadium adjacent to the Spartan Gym. It also includes a former locker room located on the north side of the gym that has been modified but largely unimproved, that is being used for storage.

The remaining 4,000 square feet, or 12% of the building, is unimproved. This includes an old locker room on the south side of the gym that is vacant. This 4,000 square foot area plus the existing lobby and public locker room area is the focus of Spartan Gym Phase II improvements.

In September 2001, City Council authorized the execution of the Spartan Gym Addendum to the Joint Use Agreement with the Shoreline School District. The Addendum documents the roles and responsibilities of the City and School District regarding the joint operation and reinvestment in the Spartan Gym. The City operates the Spartan Gym and pays for utilities. The School District provides and pays for routine maintenance and repair, and provides custodial services.

In the Facility Development section of the Spartan Gym Addendum, the City commits to pay the District up to \$650,000 for additional improvements to the building for multipurpose rooms and related support facilities. The City is contracting with the Shoreline School District to provide design, project management and construction of this project. Reimbursement of any project costs in excess of \$650,000 is subject to further approval of the Shoreline City Council.

The Parks, Recreation and Cultural Services Board reviewed this preliminary design on October 3, 2002. The PRCS Board unanimously recommended City Council approve the preliminary design as presented and proceed with development of final design and construction documents.

The City Council unanimously approved the preliminary design on December 9, 2002. The School Board gave their approval of the preliminary design and authorization to proceed with final design of Spartan Gym Phase II on February 3, 2003. City PRCS staff has worked with the architect to develop a final design for bid.

DESIGN DEVELOPMENT

Initially, the project architect worked with a staff design committee to identify programmatic needs and facility requirements. The programmatic specifications address size of rooms, number of occupants, activities, atmosphere, proximity to other spaces, special requirements, finishes, equipment, cabinetry, specialties, plumbing, mechanical, electric and other requirements.

This design includes continued use of the main entrance on the south side of the building. The reception area will be moved closer to the entrance to provide reception and site supervision functions and to maximize site vision throughout the facility. A work area and office space will be located adjacent to it. An interior hallway with seating for visitors will lead to the two multipurpose rooms. This arrangement allows the multipurpose rooms to take advantage of natural light through new openings in the existing south facing exterior wall of the building. Large storage rooms adjacent to the multipurpose rooms will provide storage for tables, chairs and other equipment, allowing greater flexibility in the use of the spaces.

The utility kitchen will be located between the multipurpose rooms and will be used to support cooking classes, rentals, and other activities anticipated in the multipurpose rooms. At the east end of the interior hallway, an existing men's restroom will be modified into two accessible family restrooms and will serve the multipurpose rooms.

New seating arrangements will be added in the existing large hallway to provide comfortable spaces to gather while waiting for an activity to begin or end. The existing locker rooms near the front entry will be upgraded with new floor and wall finishes and added amenities such as benches, hooks on the wall, and mirrors.

Vending machines will be moved to the existing large hallway on the east side of the gymnasium. This is a change from the schematic design phase where the vending machines were located immediately to the north of the reception area.

Due to budget constraints, staff is recommending the upgrades to the employee break room / small meeting room be eliminated from the project. This is a change from the preliminary design phase. An existing storage space currently serves as a place for staff to take lunch and dinner breaks and use for small meetings. City staff will continue to use this space in this manner without the upgrades identified in the preliminary design phase with the exception of electrical upgrades.

Staff recommends the removal of two columns from the middle of the multi-purpose rooms. This improvement will eliminate the visual and physical obstructions in the middle of the multi-purpose rooms making them easier to use. The estimated cost to remove the support columns is \$20,000. This was not considered in the preliminary design because early information indicated it would be much more expensive and cost prohibitive.

On June 26, 2003, the PRCS Board reviewed the preliminary design and recommends that the City Council proceed with the final design as presented including removal of support columns in the middle of the multi-purpose rooms.

NEXT STEPS

The final design will be presented to the Shoreline School Board for their approval to go to bid following Council review and consensus to proceed. This is tentatively scheduled for the August 18, 2003 School Board meeting. City staff will work with the architect and School District staff to finalize bid documents.

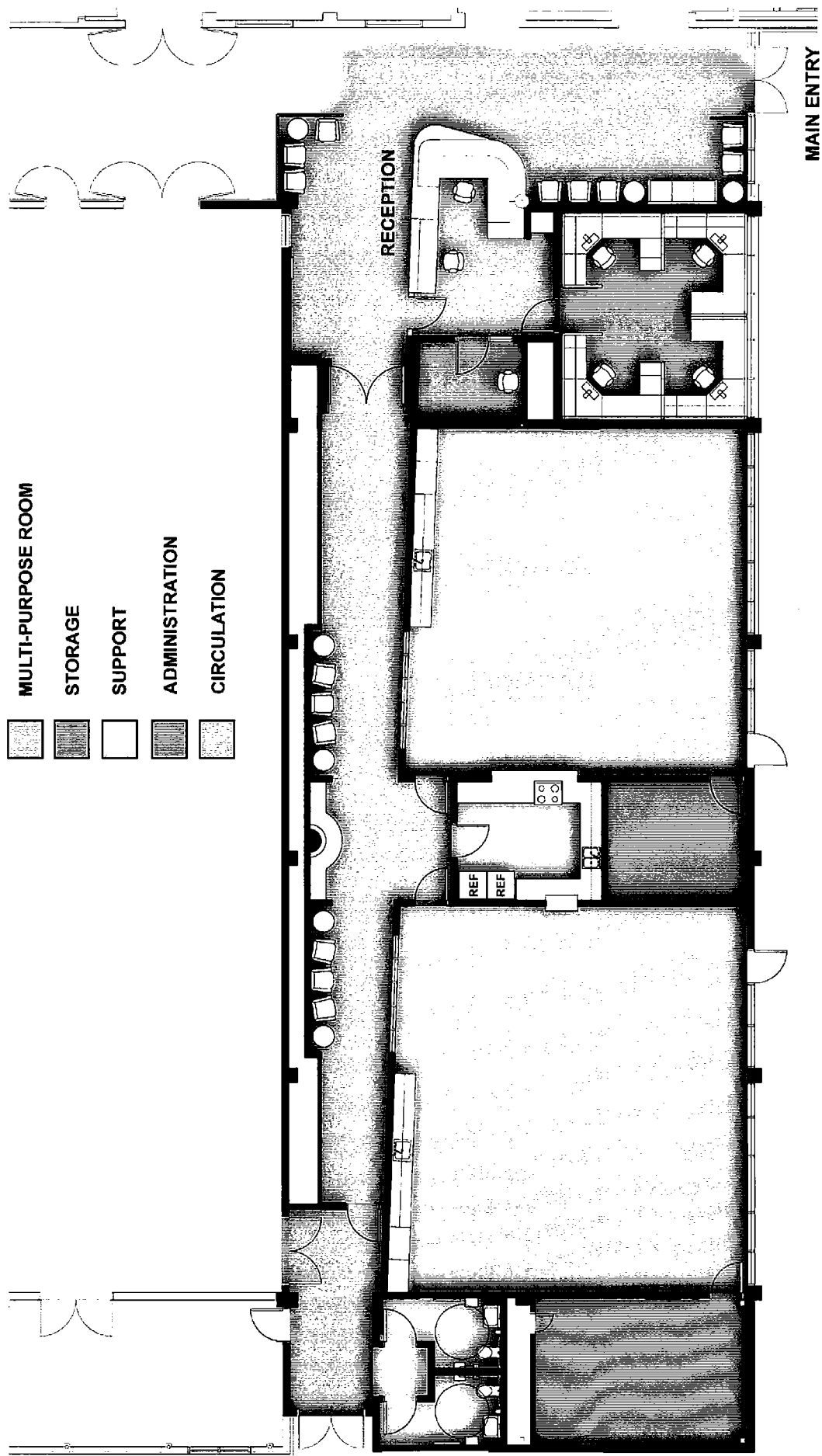
The bidding phase is August/September. Construction is expected to take 22 weeks and be completed by the end of May 2004.

RECOMMENDATION

Staff seeks Council approval to present the Spartan Gym Phase II final design including removal of support columns to the Shoreline School Board for their review and approval to go to bid.

ATTACHMENTS:

Attachment A: Spartan Gymnasium Improvements-Phase II Drawings



SPARTAN GYMNASIUM IMPROVEMENTS - Phase II