

AGENDA ITEM: _____
DATE: 7/06/2015

**CITY OF CASA GRANDE
REQUEST FOR COUNCIL ACTION**

Date Submitted: 6/16/2015	Date Requested: 7/06/2015
Type of Action Requested	Subject
<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Formal Action/Motion <input type="checkbox"/> Public Hearing <input type="checkbox"/> Other	Approval of a Design Services Contract for the Community Recreation Center

RECOMMENDATION:

Staff recommends that the Mayor and Council approve a design services contract for the Community Recreation Center with Haydon Building Corporation in an amount not to exceed \$155,132.00

DISCUSSION:

Haydon Building Corporation (HBC), previously were selected through a design build procurement methodology to design and construct the Community Recreation Center. The City and the Contractor have negotiated an approach which includes two components of the design element and a single construction phase. The first element in the design phase would include services through schematic design. The design agreement would then be amended to proceed to full engineering. Once the full design was completed, a construction contract, with a guaranteed maximum price would be considered. The City Council would consider the specific scope and contract at each incremental phase.

The scope of work associated with the schematic design element includes recreational programming analysis and design sufficient to present programming options and schematics. The scope of this agreement will develop the two conceptual layouts into design sketch floor plans / site plans including properly proportioned and scaled spaces. The sketches will also include parking, driveway, trash enclosure, fire lane, sidewalk layouts and conceptual landscape.

For the purposes of developing a schematic design, HBC will be asked to assume that approximately 10 acres of site development is available for this project that includes the building footprint, the parking required for the recreation facility and multi-purpose open space adjacent to the building.

From the information developed to date, HBC will also operate for this phase with the understanding that the city is looking to develop an approximately 42,000-45,000 sf community recreation facility with the following basic programs:

- Gymnasium (2 court divided - multi-use layout)
- Cardio / Stretching Area / Fitness / Wellness
- Walking Track
- Dance Studio(s)
- Multi-purpose rooms
- Shower – Locker Area
- Activity/Classroom/Training Room(s)
- Lobby and Support Spaces
- Child Watch
- Administrative / Partnership Offices
- Restrooms

The result of the schematic design efforts will be documenting two separate conceptual layouts that will assist the City Council in their decision toward a potential recommendation and advancement to the next step in the development process

The deliverable package will include floor plans, site plan, building elevations, building sections, building material identification, preliminary building and zoning code analysis, building rendering and two-three character sketches. A construction cost estimate prepared by HBC will also be included to complete the schematic design package.

If the facility is built on the land donated by the Guylotta Limited Partnership (Gilbert Family), there are covenants, conditions, and restrictions associated with the use of the land. The design mandates include:

- the placement of windows, patios and viewing areas relative to the G Diamond Ranch subdivision to ensure that patrons are not looking into homes in G Diamond Ranch;
- written approval (not to be unreasonably withheld) from the grantor for the design, initial construction drawings and landscape plans; and
- construction of the Recreation Facility and all landscaping should be substantially completed within ten years from the date the deed was executed (December 2017).

FISCAL IMPACT:

The contracted amount for the pre-construction and design services contract is \$ 155,132. Sufficient funding of \$1,495,520.00 is available in the FY 2016 CIP Budget, Community Recreation Center Design account 204-40-539-4330-00, project number 1001.

Reviewed by
Finance Director: *Doug Sandstrom*

Reviewed by
City Attorney: *Brett Wallace*

ALTERNATIVES:

To delay this action.
To deny this action.

Prepared by:

Recommended by:

Approved by:

Alexis Ramirez
Management Analyst

William Schwind
Community Services Director

Jim Thompson
City Manager