

MEMORANDUM NO. M16-049

TO: Building and Grounds Committee
FROM: Dean R. Bostrom, Executive Director
Gary Buczkowski, Director of Planning and Development
Craig Talsma, Deputy Director/Director of Admin & Finance
Mike Kies, Director of Recreation/Facilities
RE: PSSWC DLA Architects
DATE: March 29, 2016

Background:

The Prairie Stone Sports and Wellness Center opened its doors in the fall of 2000. At that time, it was considered one of the most modern and functional facilities in the area and has continued that reputation ever since. Time has, however, begun to take its toll on the overall general appearance and ultimate user experience. One area of the center that has experienced an aesthetic degradation is the club locker rooms and shower areas in particular. To minimize the problems, staff has dedicated additional ongoing daily maintenance resources to keep the appearance at desired levels. In addition, this past winter, \$15,000 was spent to improve the grout appearance in these areas. Looking forward, staff is of the opinion that these areas will only get worse in structural integrity and appearance with time and consume even more valuable maintenance resources.

Updating facilities should come as no surprise to anyone who expects to market a product over time. Typically, public facilities require aesthetic upgrades every 15-20 years. This is due to both wear and aesthetic appeal to the customer. In PSSWC's case, things like carpeting and painting of walls have been accomplished in many of the areas. As for the wet areas of the locker room, PSSWC has been impacted to a higher degree due to the original construction materials used in creating the different spaces. All the interior walls were constructed with a galvanized stud steel system with moisture resistant drywall as the covering surface. Ceramic tile was then placed on the drywall to provide the moisture block and wearing surface. Key to this system's viability was the reliance on the maintenance of air quality within those spaces, specifically moisture.

Unfortunately, the design did not prevent moisture from traveling into the wall cavities and caused rusting to occur on the interior structural metal surfaces. In addition, any movement with the walls has caused cracks in the grout joints which allowed water to seep into those cavities. The use of steam and the increased pressure gradients in certain spaces has also forced water into the wall systems. The resulting effects include the migration of water into adjoining dry spaces and rusting stains on surfaces that originate from the interior rusting structural walls.

The locker room renovations have been planned for some time. The District has been utilizing every effort to extend the current life of the wet areas to minimize capital outlay. The project has been identified on the CAMP at a cost of \$300,000. This was planned for 2017 or 2018. This price was based on replacement of the tile and minimal structural repair.

Implications:

Staff determined the best way to better understand the potential ramifications in renovating these types of areas would be to seek guidance from an Architect with experience in designing such facilities, specifically locker rooms. In this case DLA Ltd. Architects was commissioned in December of 2015, by staff to come up with recommendations and potential cost implications for renovation of both member locker rooms at PSSWC.

The overall cost of the project based on preliminary estimates from DLA places it in the \$600-\$700K range. This is double staff's original concept; however after further detailed examination of the area it has been determined that much more structural renovation for the walls and studs along with environmental costs associated with the potential clean-up have placed the overall cost for the project much higher. Further detail will be needed to fully examine all areas that should be renovated. Currently it is believed the toilet and sink areas may still have a further useful life up to ten more years. It should be noted that in a project of this nature there may be hidden costs once demolition is started. Finalizing architectural and construction documents will allow for a greater understanding of the overall potential cost for this project.

Staff does believe that this project is needed during 2016 and to best meet that timeline the District should contract with an architect to design the required plans this year in order to allow construction for 2017. Assuming the project would be approved by the Board, the work could be accomplished in late spring or summer 2017. Design work would be completed prior to the 2017 budget review process with bids due in early 2017. Club Members would be notified of impacts to use beginning in the fall of 2016.

Staff would like to negotiate with DLA Architects to come up with a consulting agreement to prepare plans and documents related to the above renovation project. DLA has already worked on this and is qualified to be hired for their services as is allowed as an exception for bidding. The agreement would then be presented to the Committee and full board for their consideration and ratification; the cost of their services would be paid from the savings realized from the purchase of the Dectron units also for PSSWC.

Assuming an agreement can be reached between DLA and the Park District then this project would be presented as part of the 2017 budget review process by the committees and board. Currently, PSSWC has a fund balance just over \$1,000,000 that could be utilized for this project.

Recommendation:

That staff recommend that the B&G Committee recommend to the full board to authorize staff to negotiate an agreement with DLA Architects to design and prepare specifications for the PSSWC locker room renovation project.