



city of **RANCHO CUCAMONGA**

AGENDA

CITY COUNCIL SPECIAL MEETING

Wednesday, May 20, 2015 ♦ 3:30 p.m.

**City Hall ♦ Tri-Communities Room
10500 Civic Center Drive ♦ Rancho Cucamonga, CA 91730**

A. CALL TO ORDER:

A1. Pledge of Allegiance

**A2. Roll Call: Mayor Michael
Mayor Pro Tem Spagnolo
Council Members Alexander, Kennedy and Williams**

B. COMMUNICATION FROM THE PUBLIC:

This is the time and place for the general public to address the City Council on only those items listed on the agenda. State law prohibits the Council from addressing any issue not previously included on the Agenda. The Council may receive testimony and set the matter for a subsequent meeting. **Comments are to be limited to five minutes per individual or less, as deemed necessary by the Mayor, depending upon the number of individuals desiring to speak.** All communications are to be addressed directly to the Council not to the members of the audience.

This is a professional business meeting and courtesy and decorum are expected. Please refrain from any debate between audience and speaker, making loud noises, or engaging in any activity which might be disruptive to the decorum of the meeting. The public communications period will not exceed one hour prior to the commencement of the business portion of the agenda. During this time period, all those who wish to speak on a topic contained in the business portion of the agenda will be given priority, and no further speaker cards for these business items will be accepted once the business portion of the agenda commences. Any other public communications which have not concluded during this one hour period may resume after the regular business portion of the agenda has been completed.

-- CONTINUED --

C. ITEMS OF DISCUSSION:

P1 C1. DISCUSSION AND DIRECTION TO RELOCATE THE RC FAMILY SPORTS CENTER.

D. ADJOURNMENT

I, Linda A. Troyan, MMC, City Clerk Services Director, of the City of Rancho Cucamonga, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on May 14, 2015, per Government Code 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga, California, and on the City's website.


for Linda A. Troyan, MMC
City Clerk Services Director
City of Rancho Cucamonga

STAFF REPORT

COMMUNITY SERVICES DEPARTMENT



Date: May 20, 2015
To: Mayor and Members of the City Council
 John R. Gillison, City Manager
From: Nettie Nielsen, Community Services Director
Subject: DISCUSSION AND DIRECTION TO RELOCATE THE RC FAMILY SPORTS CENTER

RECOMMENDATION

Staff recommends that the City Council discuss plans to replace and relocate the RC Family Sports Center and approve advancing the project to the next phase.

RC FAMILY SPORTS CENTER BACKGROUND

RC Family Sports Center Lease History

In 1997 the Rancho Cucamonga Redevelopment Agency entered into a 20 year lease agreement with the property owners of a retail center on Foothill Boulevard, just east of Vineyard Avenue, to develop a City-operated sports center. The RDA leased and the landlord improved an approximately 34,000 square foot area that had been the back portion of a former Gemco. The building had relatively low ceilings and roof supports throughout the open areas. The front of the Gemco space was leased for many years to Orchard Hardware but is now vacant. Amenities include:

- 3 Basketball/Volleyball Courts (smaller than regulation size with low ceilings, separated by acrylic and padded panel walls. For games only 2 courts are used – center court is for spectators).
- 5 Racquetball Courts
- 2 small and 1 medium meeting room (formerly the Teen Center)
- Fitness Classroom (Jazzercise, martial arts etc)
- Men's and Women's Restrooms and Locker Rooms
- Offices, Concessions, Lobby, Storage and Maintenance Work Area
- 160 parking spots

RDA paid the approximately \$351,000 annual lease, which expires December 2017. With the dissolution of Redevelopment in 2011 the Successor Agency is not able to continue to pay for the lease after it expires. This retail center is now bank owned. Staff had met with the former property owners and later the bank to discuss extending the lease to the City. The bank, as the current property owner and lease holder, has plans to subdivide the spaces, including the area we currently occupy to make it more attractive for retail tenants and indicated it was not interested in continuing a lease with the City.

RC Family Sports Center Programing

The RC Family Sports Center has served the community well and has over 130,000 visitors (participants and spectators) annually. The Center has been the Community Services Department's sports division headquarters, housing 4 full time and 10-12 part time staff, plus serves as a hub for 80 other part time sports staff. Programs operated at the Family Sports Center include:

- Pee Wee Basketball (ages 3-5) – over 450 participants annually with spectator attendance of nearly 24,000. This program operates exclusively at the Center.
- Youth Basketball (ages 6 – 17) – over 1,300 participants annually with spectator attendance of over 30,000. This program also rents 6 courts at school gymnasiums. Practices are also held at parks and the Epicenter Adult Sports Complex, Lot G.
- Adult Basketball (18 and up) – approximately 700 participants annually with spectator attendance of 13,000. This program operates exclusively at the Center.
- Youth Volleyball (ages 7 – 17) – over 700 participants annually with spectator attendance of 28,000. This program also rents 1 court at a school gymnasium.
- Classes – Jazzercise, Martial Arts etc. Over 10,000 registered annually.
- Clinics, Drop in Sports (Basketball primarily) – approximately 19,000 participate annually.
- Racquetball was a popular amenity in the early years of the center. With other facilities available in the private sector, our racquetball courts are not heavily used and do not need replacement.
- The center has also housed the teen center in the past and is used for various events.

Due to the elimination of redevelopment, staff began researching possible site alternatives including locating existing buildings or vacant sites where a facility could be built. Examining alternatives for a City-owned gymnasium was established as a City Council goal in 2014.

RC Family Sports Center Operations and Maintenance

The RC Family Sports Center is a well-used facility that requires significant maintenance and upkeep because of the high traffic and age of the facility. The Public Works Services Department maintains the facility with an estimated budget of \$213,400 per year including staffing. Utilities are approximately \$72,000 annually. Standard facility maintenance includes janitorial, lighting, trash, plumbing and water issues, cleaning the interior and exterior, paint, fire suppression systems, HVAC, exhaust and air freshener systems, emergency lighting and general repairs and replacement of worn materials. The gymnasium courts require specialized maintenance of the floors, equipment and scoreboards.

PROJECT GOAL AND SCOPE

The City Council adopted a 2014 and 2015 goal to develop a prioritized list of potential options for the replacement of the RC Family Sports Center, including identifying potential funding sources and project timeline for City Council review. Consideration was also given to extending the current lease or purchasing an existing commercial or warehouse building but those options proved not to be viable. In July 2014 the City retained the services of RJM Design Group, who had designed a large gymnasium facility for Central Park.

From July – December 2014 the architects worked with staff to evaluate the feasibility of building the previously designed 51,000 square foot facility at 2 locations - Central Park and at the Epicenter Adult Sports Park, Parking Lot G. Lot G is the expanded parking lot across the street from the Stadium on Rochester Avenue, south of Foothill.

The first phase of the analysis concluded that:

- The building as originally designed was not economically feasible because of its size and amenities. Escalating construction costs put the project well out of the City's budget reach.
- Infrastructure costs and maintaining the aesthetics at Central Park would be significantly higher than at the Epicenter.
- Locating the gymnasium at an established sports facility has unique benefits.

The City Council made the decision to focus on Lot G as the location for a City owned gymnasium.

In January 2015 a second phase of the analysis commenced that included:

- Developing a scaled down conceptual building floor plan for a replacement gymnasium at the Epicenter Lot G
- Developing a conceptual site plan
- Developing a preliminary cost of construction with a total budget of \$14 - \$15 million for the entire project (design and construction)
- Develop a potential project time line

The Epicenter, located in a commercial and industrial area, provides a good backdrop for a gymnasium building. The site already includes the stadium (Loan Mart Field, leased to Rancho Cucamonga Quakes Baseball), three softball fields, Little League field and two soccer fields and has been the hub of outdoor sports since the early 1990's. The Animal Care and Adoption Center also occupies a parcel on the south end of the complex. The gymnasium would add another sports element to this facility and allow Community Services to house sports staff on the same site as other activities. Public Works Services also has a small maintenance facility there which would centralize and facilitate operations for the entire Epicenter site. Other considerations in this phase of the analysis included parking, traffic, program scheduling, Quakes Baseball season, access to reclaimed water and RCMU, and more flexibility with affordable design options.

ANALYSIS OUTCOME

RJM Design Group has prepared a conceptual Schematic Site Plan (Attachment 1, page 1) depicting the location of the proposed facility at the back of Lot G. The building was positioned away from the street to allow more parking in front of the building that can serve both the Quakes and the City programs. Additionally, it was desired to preserve the front, fenced portion of Lot G.

The conceptual building floor plan (Attachment 1, page 2) depicts a 31,500 square foot building footprint that includes 3 indoor courts, offices, and 3 outdoor courts. Designing the facility with plentiful natural light and indoor/outdoor gathering spaces will assist with circulation and energy efficiency. Because we are at an early stage of development the plan will need further refinement.

The building design and preliminary costs are based on a hybrid construction of conventional block and pre-engineered metal systems. RJM has estimated that by the time the project would be bid, construction costs will have escalated approximately 5.3% from today's costs. RJM will also design, and we will bid as an alternative add-on, a covering for the outdoor courts. These amenities, especially with the winds in this portion of the city, will make the outdoor courts much more functional. We also explored the feasibility of phasing the project by building a shell that could be finished with tenant improvements in the future for additional indoor courts. This option proved to be cost prohibitive. Staff has held discussion with the Quakes and other

departments to discuss traffic flow and parking. The Quakes' renovations during the last 3 years have reduced the seating capacity of the stadium (Loan Mart Field) by 1,400 which reduces demand for parking. However, this is a very active facility, so careful attention will be given to peak times for both facilities to avoid traffic or parking issues.

PROJECT BUDGET

Construction Budget

The City has identified approximately \$14 million in available capital monies from various reserve funds that could be used to construct a gymnasium. Sponsorships and naming rights will be pursued. The Community Services Department has requested \$1 million of Park Development Funds in the Capital Improvement Budget for the 2015/16 fiscal year to fund a majority of the design services.

A summary of estimated budgetary expenses based on the conceptual plan include:

Design	\$1,242,214
Construction (including 10% Contingency, 5.3% Escalation)	\$12,422,139
Permits, Inspections (1.5%)	\$186,332
Construction Management	\$308,000
Furniture, Fixtures, Equipment (FFE)	\$200,000
Total Preliminary Estimate	\$14,358,685

It must be advised that these are preliminary numbers. Once the design process advances and costs are more fully understood additional changes to the building's size or amenities may need adjustments to stay within our budget. Economic and construction circumstances are very fluid, should costs rise significantly a solution might be to reduce the building's size or eliminate the outdoor courts and phase the project. Our priority is to preserve three indoor courts if possible.

Operational Budget

With the building size remaining fairly close to our existing building, and with attention to building efficiencies, Public Works Services staff estimates similar costs to those we would require if we remained at the Family Sports Center (\$213,000). Labor and material costs are expected to rise over time, which would be the case if we were not relocating. Minimal, but attractive, low-water landscaping would be designed into the project. Additional costs could include:

- Support for more advanced technology in this building
- On site security may be required
- Maintain outdoor courts, lights and cover
- Maintain any landscaping, exterior spaces, parking lots
- Potential for additional part time staffing for Public Works and Community Services

Even if we were able to extend our lease at the Family Sport Center, the city would incur an additional expense of at least \$350,000 per year for the lease, on top of the current maintenance and operation costs. The additional costs listed above to operate a new, city owned facility would not exceed the amounts already budgeted.

PROJECT TIMELINE

Staff is seeking direction and authorization to move forward in the design process. With only 2 ½ years until the expiration of the lease, timing is important. A complete draft of the project timeline is included in Attachment 2. Should the project encounter delays staff would work to negotiate a temporary lease extension in our current facility. Our next step is to return to City Council in June to award the next phases of design and architectural services.

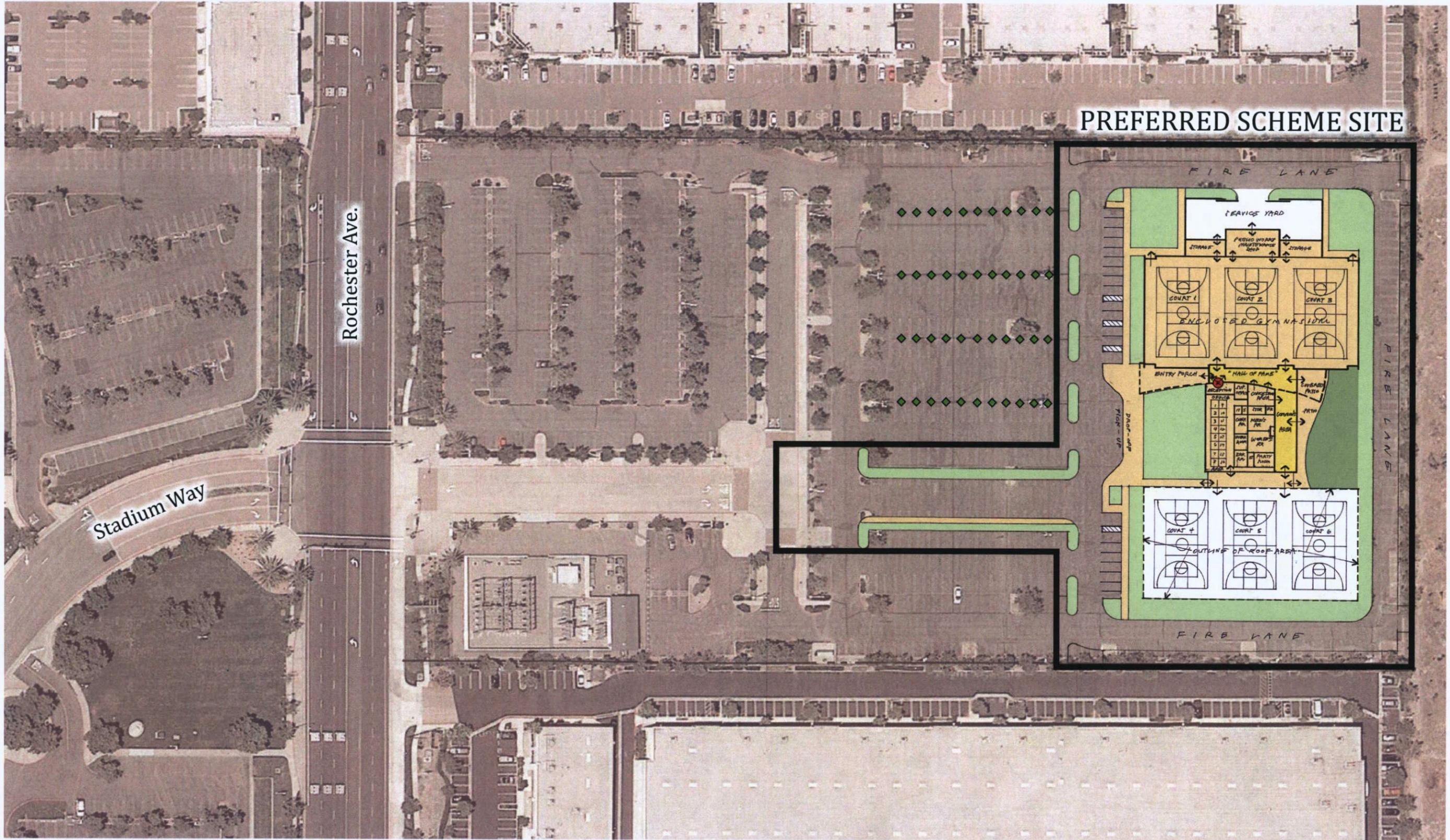
Conclusion/Recommendation

A project of this magnitude requires time and resources from multiple departments and partners and the support and concurrence of the City Council. Community Services would be the lead department for the project in partnership with Public Works Services, Planning, Building & Safety, Engineering, RCMU, Administrative Services, City Manager's Office and the Fire District. Staff recommends that the City Council discuss the plan for replacing and relocating the RC Family Sports Center and direct staff to move the project forward. If the City Council concurs with the recommendation, the immediate next step is to begin architectural design. All critical milestones and budgetary requests will be brought before the City Council for approvals at the appropriate times.

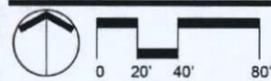
Respectfully submitted,

Nettie Nielsen
Community Services Director

Attachment 1 – RJM Schematic Design Conceptual Site Plan
Attachment 2 – Conceptual Building Floor Plan
Attachment 3 – Projected Project Time Line



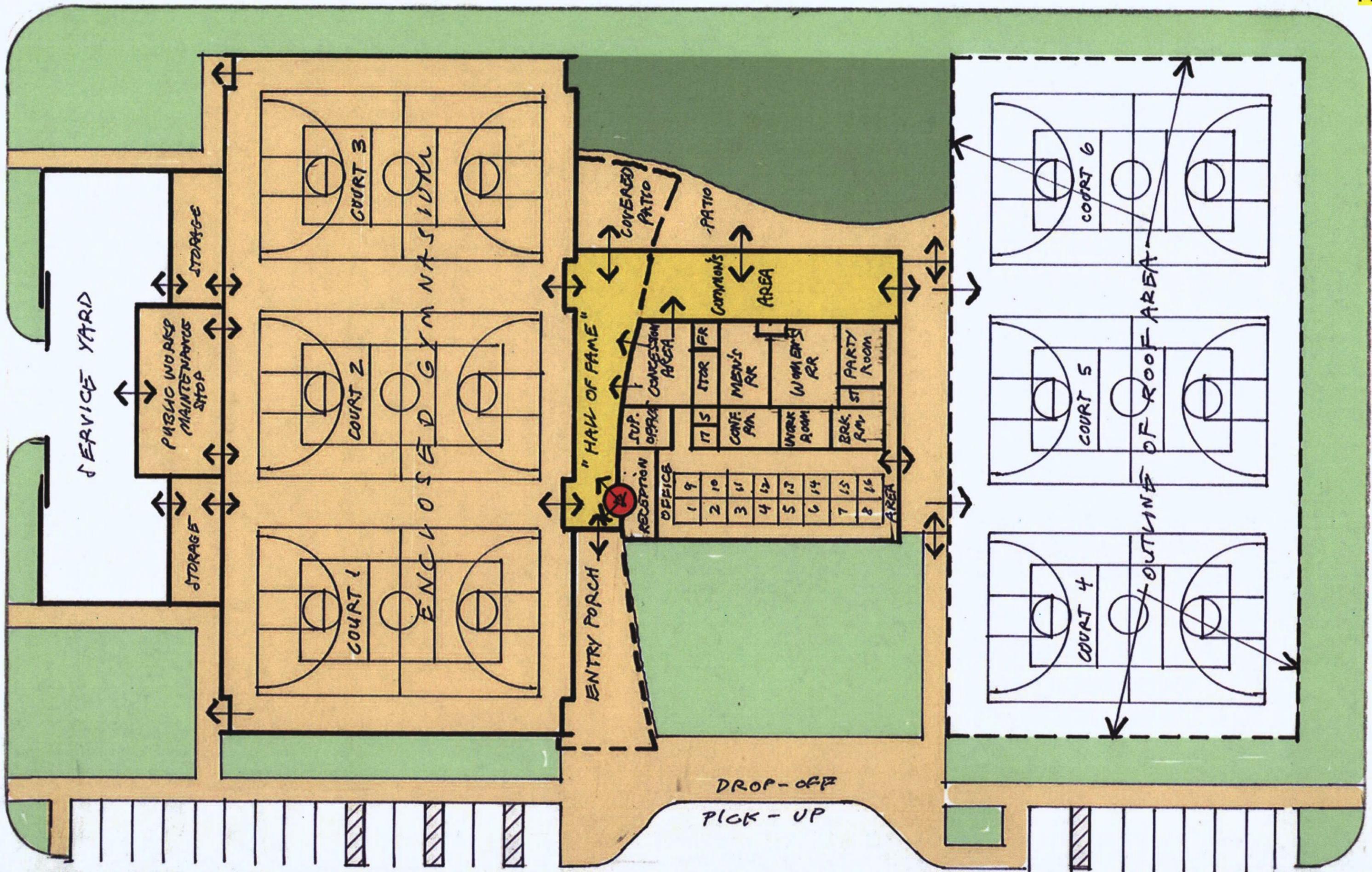
5/12/2015



City Council Special Meeting 5.20.15 Attachment 1

SCHEMATIC SITE PLAN / PREFERRED SCHEME

GYMNASIUM FEASIBILITY STUDY
CITY OF RANCHO CUCAMONGA, CALIFORNIA



RC Family Sports Center Relocation Project
DRAFT TIMELINE FOR CONSTRUCTION

DATES	TASK/PHASE
May 20, 2015	City Council Study Session TASK 1 - Preliminary Design
June 2015	Award Contract for Next Phase of Design/Architectural Services
Jun – August 2015 (3 months)	TASK 2 - Schematic Design
Sept – Dec 2015 (4 months)	TASK 3 – Design Development
Jan – May 2016 (5 months)	TASK 4 – Construction Documents
June – Sept 2016 (4 months)	TASK 5 – Bidding, Notice to Proceed, Contract Negotiation/Award
Oct 2016 – Nov. 2017 (13 months)	TASK 6 – Construction Administration
Nov – Dec 2017 (2 months)	Punch List, Project Close Out
December 2017	Move out of RCFSC/Move into new facility

OTHER PROCESSES:

- Park and Recreation Commission Reviews
- Planning Department/Planning Commission Approvals
- City Council Approvals
- Negotiation of Temporary Lease Extension (if necessary)
- Environmental Reports (not anticipated, but if necessary)
- Retention of Construction Management Services
- Coordination of Furniture, fixtures and Equipment (FFE)
- Capital Fundraising, Budget Management
- Coordinate move-out and release of current facility
- Community Engagement and Information