

Mayor and Council Communication

DATE: 11/10/20

M&C FILE NUMBER: M&C 20-0817

LOG NAME: 19LVTRISE PHASE II

SUBJECT

(CD 3) Amend the Fiscal Year 2021-2025 Capital Improvement Plan by Adding the Rise Community Center, Phase II Improvement Project, Authorize the Acceptance of Funds from LVTRise, Inc., a Non-Profit Corporation, in the Amount of \$950,000.00, Execution of Amendment Five to the Professional Services Agreement with RPGA Design Group, Inc., Approve use of \$1,900,000.00 for Facility Renovations and Improvements at the Rise Community Center Located at 8201 Calmont Avenue and Adopt Appropriation Ordinances

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acceptance of matching funds through current fundraising efforts from LVTRise, Inc., in the amount of \$950,000 upon receipt;
2. Approve use of \$1,900,000.00 for Phase II facility renovations and improvements of the Rise Community Center (City Project No. 102648) located at 8201 Calmont Avenue;
3. Authorize execution of Amendment Five to the professional services agreement with RPGA Design Group, Inc. (CSC# 52259), in the not-to-exceed amount of \$112,800.00, for Phase II of the Las Vegas Trail Community Center Design, for a Total Contract Value of \$290,688.00;
4. Adopt the attached appropriations ordinance in the General Capital Projects Fund increasing estimated receipts and appropriations by \$950,000.00 in the Rise Community Center Phase II project to record LVTRise, Inc. matching funds;
5. Adopt the attached appropriation ordinance adjusting receipts and appropriations in the General Capital Projects Fund by decreasing receipts and appropriations in the Future Community Partnerships Programmable (City Programmable No. P00047) by \$950,000.00 and increasing receipts and appropriations in the Rise Community Center, Phase II Improvements project by the same amount for the purpose of a transfer; and
6. Amend the FY2021-2025 Capital Improvement Plan (CIP) to include Rise Community Center.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to fund the second phase of renovations at the recently acquired Community Center located in Calmont Park as a 1:1 match for private contributions. Rise Community Center is a cooperatively developed City-owned community center in the Las Vegas Trail community.

The LVTRise project is a cooperative effort by private companies, human service organizations and government agencies dedicated to improving the lives of people living in the Las Vegas Trail area. Entities participating in the project are committed to providing resources and financial support for LVTRise’s program objectives that focus on education, public safety, delivery of social services, economic development, and health and wellness. LVTRise, Inc., a non-profit corporation, was incorporated in late 2018 to take the lead in implementing the project and providing programming.

On March 19, 2019, the City Council approved the acquisition of a former YMCA facility on Calmont Avenue for a park and community center and authorized entering into a lease with the non-profit LVTRise to operate the facility and provide programs and services to benefit the community (M&C L-16192, City Project No. 101784). That M&C stated \$1,300,000.00 was required for Phase I renovations. Phase I included substantial overhaul of one of the two buildings containing approximately 5,625 SF, replacement of HVAC and roofs for both buildings, and park related site improvements. The Council appropriated \$650,000.00 of community partnership funds for the costs of Phase I renovations at the facility, with LVTRise committed to providing matching funds. On August 6, 2019, Council officially approved the acceptance of the LVTRise matching funds (M&C 19-0013). Funding for Phase I is as follows:

Date	Fund	Authority	Amount
March 19, 2019	General Capital Projects Fund (Community Partnerships)	M&C L-16192	\$650,000.00
March 19, 2019	PARD Dedication Fees Fund	M&C L-16192	\$500,000.00
August 5, 2019	General Capital Projects Fund (LVTRise)	M&C 19-0013	\$650,000.00
	Total		\$1,800,000.00

Phase II of the Community Center renovation requires an additional \$1,900,000.00. These renovations include the design, administration, and construction costs for repairs and upgrades of the second building and related infrastructure improvements. Phase II renovations will include the creation of recreational space for older adults, youth programming, education and physical fitness. Phase II renovations are scheduled to begin in fall 2020.

LVTRise will again provide matching funds in the amount of \$950,000.00. City staff recommends using \$950,000.00 from Fiscal Year 2020 Future Community Partnership appropriations. Funding for Phase II is as follows:

Date	Fund	Authority	Amount
March 24, 2020	Future Community Partnership	This M&C	\$950,000.00
March 24, 2020	General Capital Projects Fund (LVTRise)	This M&C	\$950,000.00
	Total Phase II Funding		\$1,900,000.00

*City anticipates the \$950,000.00 in matching funds, privately raised, to be available in fall 2020.

Funding for this project was not included in the FY2021-2025 Capital Improvement Plan (CIP) due to acquisition and final assessment of the property occurring after the CIP submission deadlines. The action in this M&C will amend the FY2021-2025 Capital Improvement Plan as approved in connection with Ordinance 24446-09-2020.

The purpose of this M&C is to authorize execution of Amendment Five, to the professional services agreement with RPGA Design Group, Inc. (CSC# 52259), in the not-to-exceed amount of \$112,800.00, for Phase II of the Las Vegas Trail Community Center Design, for a Total Contract Value of \$290,688.00.

The design of this project has been progressing as fund rising has progressed. Staff administratively executed a professional services agreement with RPGA Design Group, Inc. (CSC# 52259) and an amendment to accomplish initial programing and schematic design. City Council approved Amendment Two (M&C 19-0323) on November 19, 2019 to provide Construction Documents for Phase II of the project. Staff subsequently approved additional amendments to initiate master planning, programing and schematic design of Phase II.

Office of Business Diversity: A waiver of the goal for MBE/SBE subcontracting requirements was requested by the Department and approved by the OBD, in accordance with the MWBE or BDE Ordinance, because the purchase of goods or services is from sources where subcontracting or supplier opportunities are negligible.

In summary, the purpose of this M&C is to amend the CIP plan, transfer \$950,000.00 from Community Partnership Funds, as well as acceptance of matching funds from LVTRise of \$950,000.00, execution of admendment to professional service agreement, and usage of expenditures in the amount of \$1,900,000.00 for the Phase II facility renovation and improvements of the Rise Community Center.

Rise Community Center is located in COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be deposited to and available in the General Capital Projects Fund as appropriated. The Neighborhood Services Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City. Prior to expenditures being incurred, the Neighborhood Services Department has the responsibility of verifying the availability of funds.

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