

# G. Roland Vela Soccer Complex

City Council Work Session – April 24, 2018



# G. Roland Vela Soccer Complex

## Questions from City Council Meeting - April 3, 2018

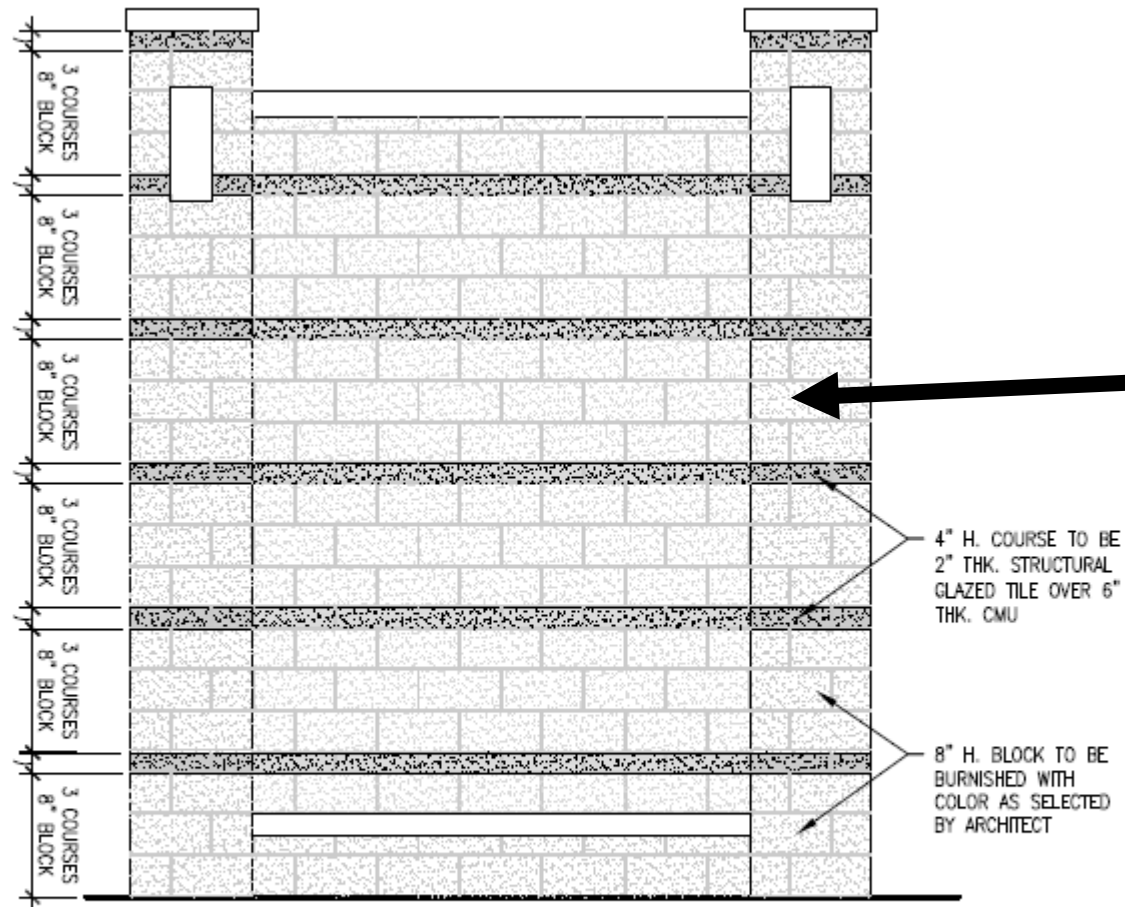
- Finishes on the restroom and concession facility
- Cost of restroom and concession facility
- Comparable facilities
- Options for the restroom, concession stand and breezeway

# G. Roland Vela Soccer Complex

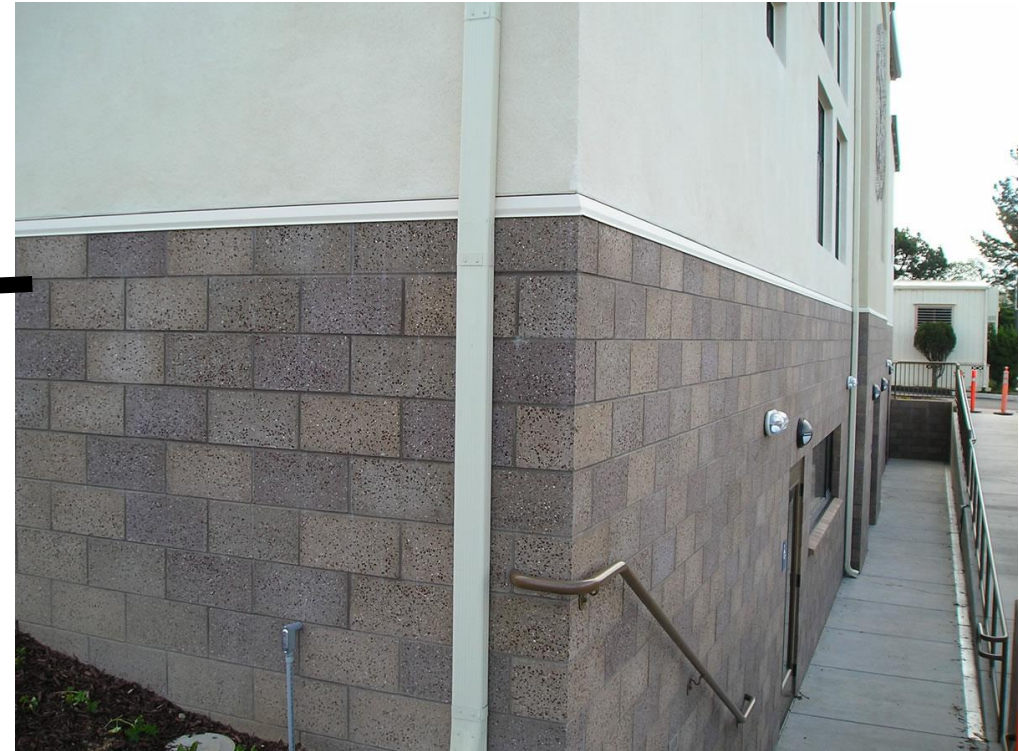




# G. Roland Vela Soccer Complex - Finishes

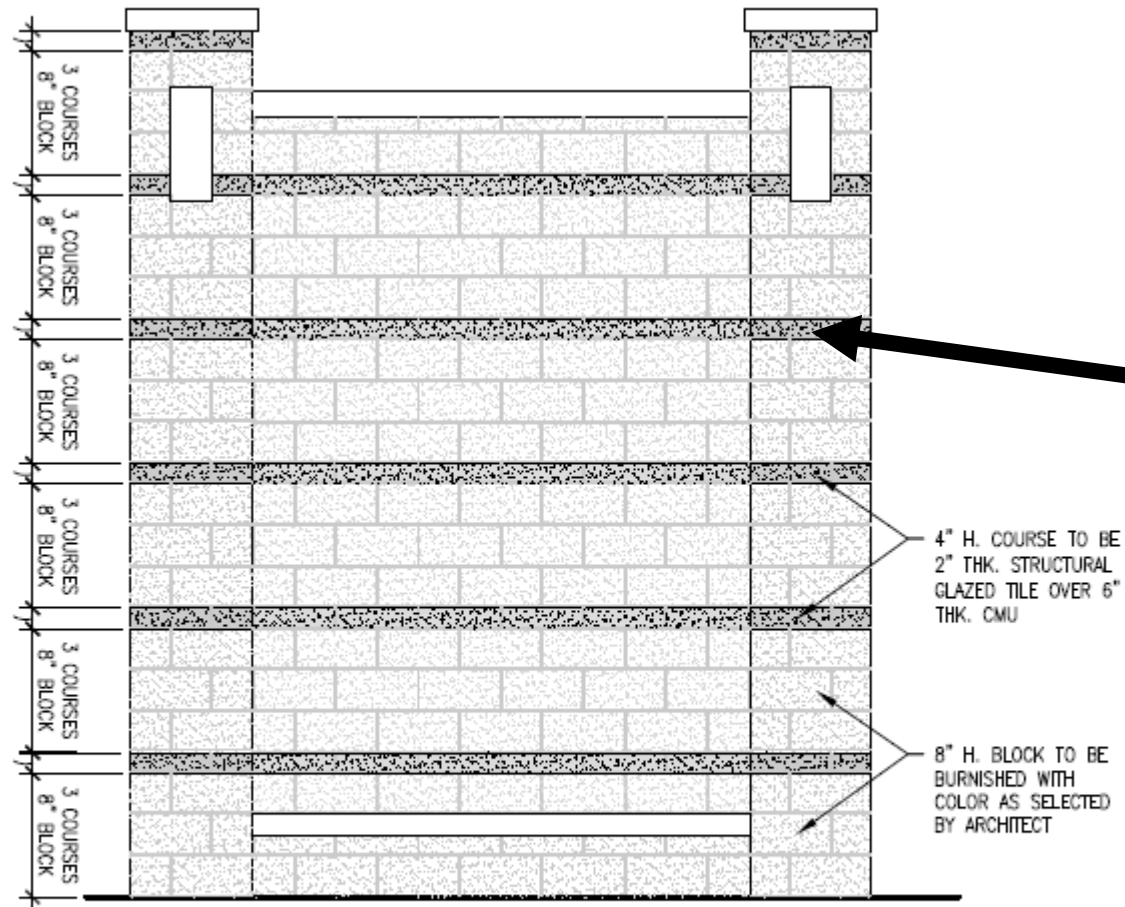


05 COURSING DETAIL  
A2.0 SCALE: 3/8"=1'-0"



BURNISHED CMU BLOCK FINISH

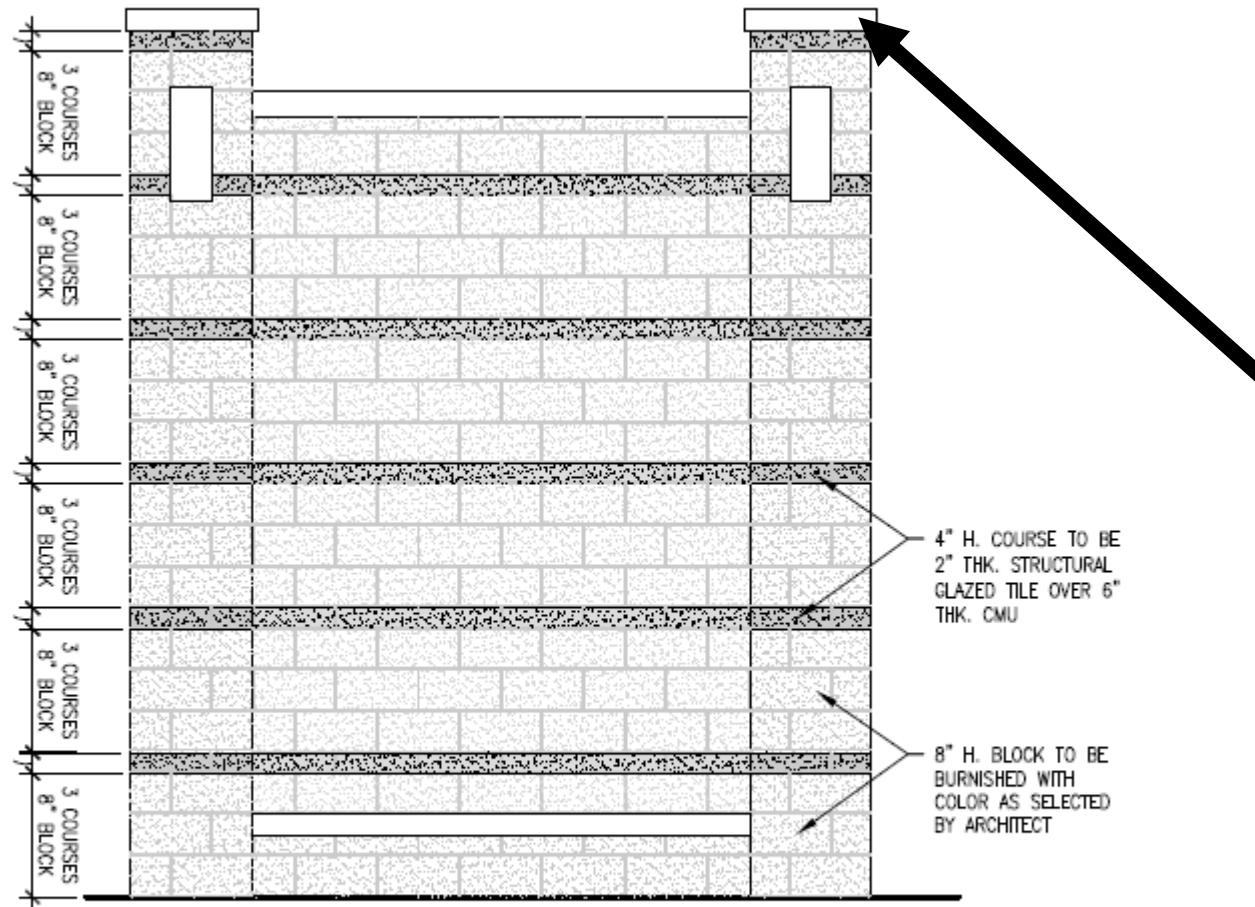
# G. Roland Vela Soccer Complex - Finishes



05 COURSING DETAIL  
A2.0 SCALE: 3/8"=1'-0"

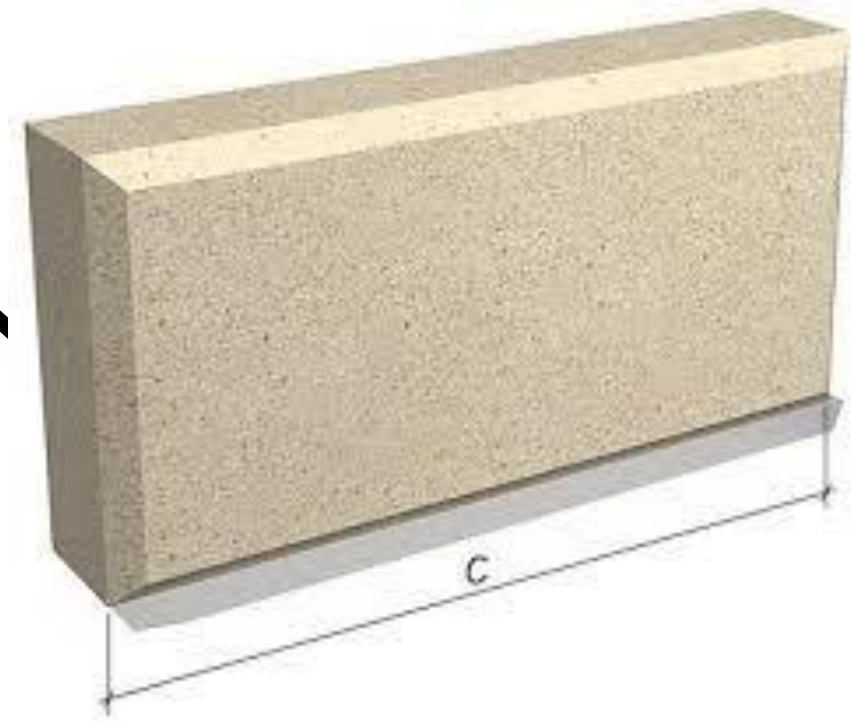
GLAZED TILE

# G. Roland Vela Soccer Complex - Finishes



4" H. COURSE TO BE  
2" THK. STRUCTURAL  
GLAZED TILE OVER 6"  
THK. CMU

8" H. BLOCK TO BE  
BURNISHED WITH  
COLOR AS SELECTED  
BY ARCHITECT



PRECAST STONE

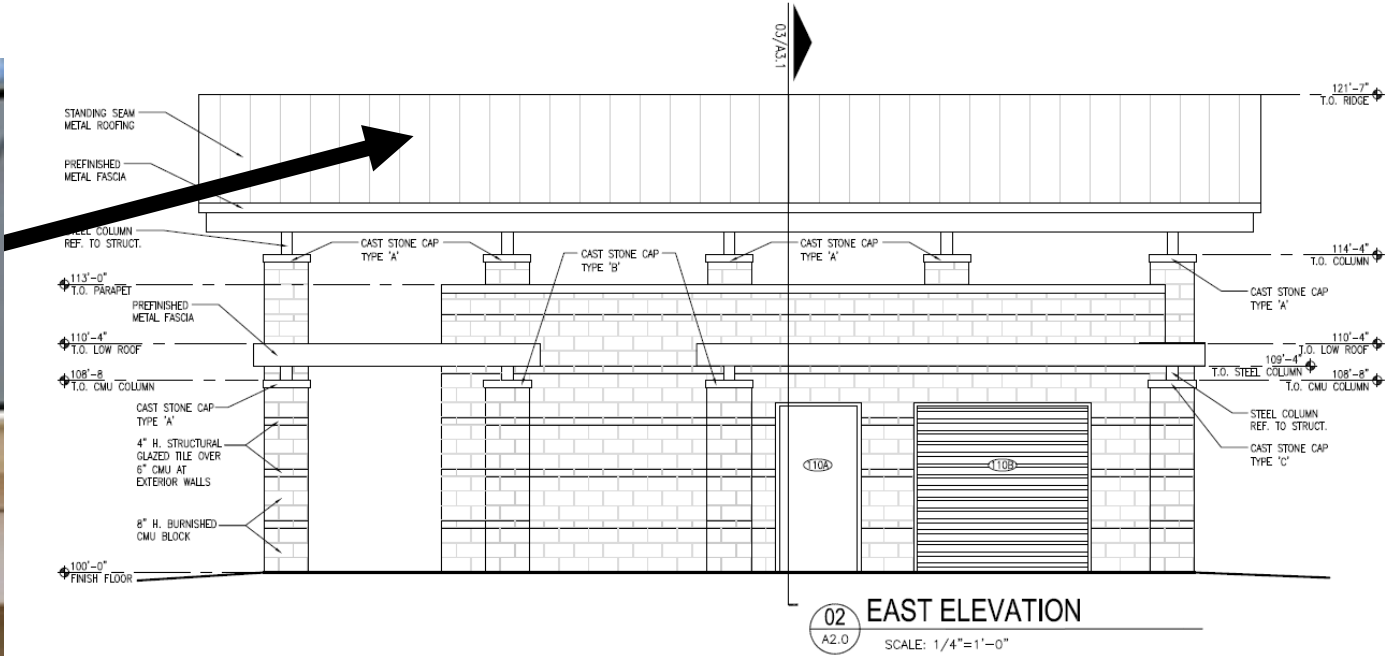
05  
A2.0

COURSING DETAIL

SCALE: 3/8"=1'-0"



# G. Roland Vela Soccer Complex - Roof



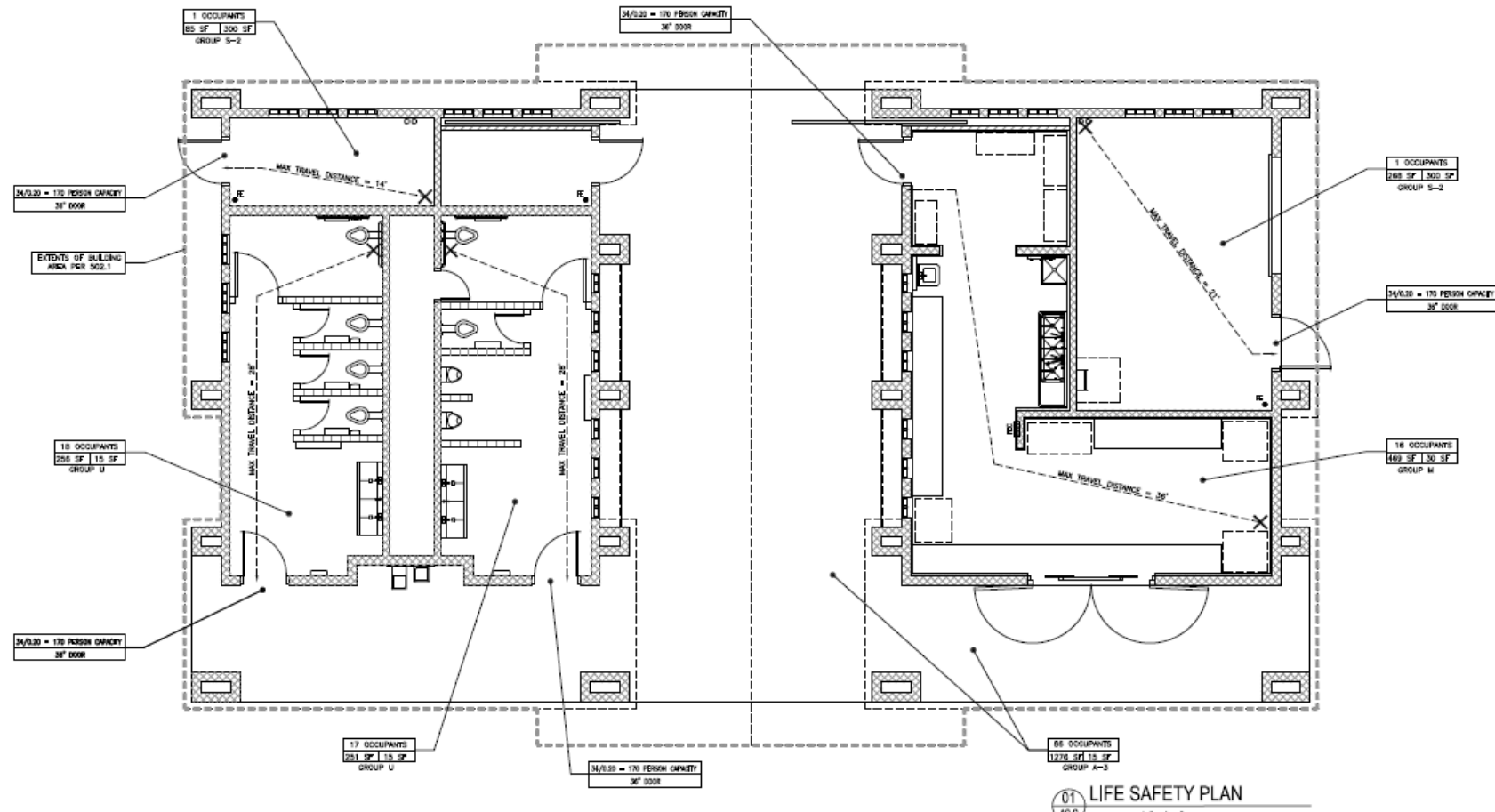
## STANDING SEAM METALROOF

Designed to be a storm shelter up to 115 mph

Not designed to be a hardened facility (tornado proof)

No piers, foundation is concrete with in-ground beams

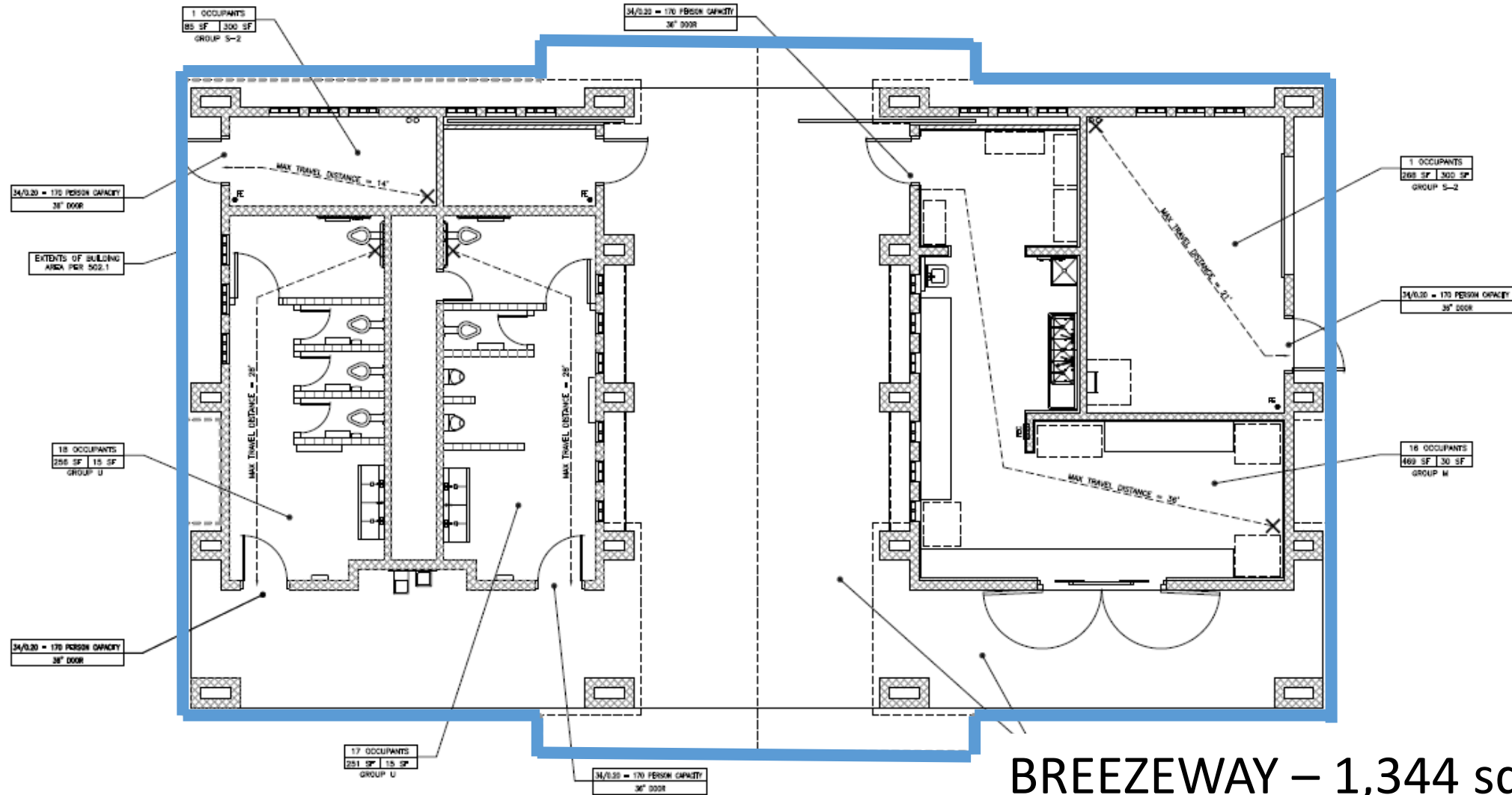
# G. Roland Vela Soccer Complex – Restroom/Con



RESTROOM – 978 sq. ft. CONCESSION – 978 sq. ft.

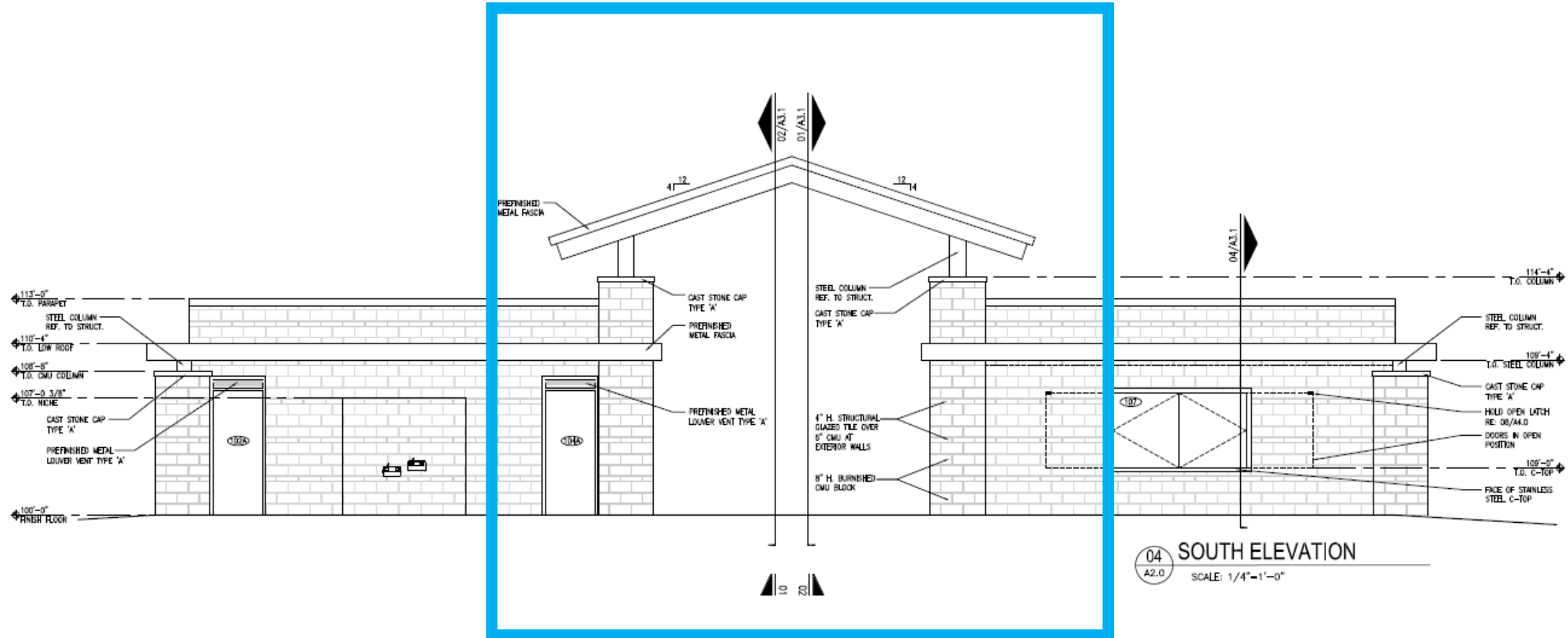


# G. Roland Vela Soccer Complex - Breezeway



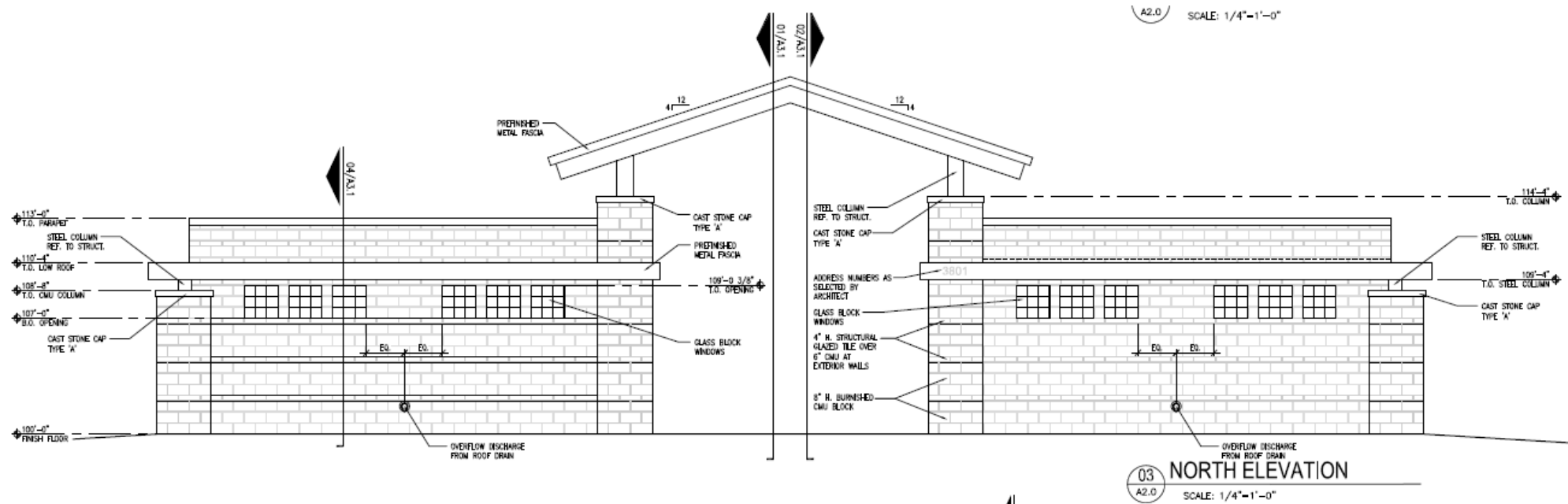
BREEZEWAY – 1,344 sq. ft.

# G. Roland Vela Soccer Complex - Breezeway



BREEZEWAY – 1,344 sq. ft.

# G. Roland Vela Soccer Complex



TOTAL SQUARE FOOTAGE- 3,300

Cost per square foot = \$269.62

# Restroom-Concession Bids (Jan 2018)

<u>January 2018</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
Restroom/ Concession	<b>\$889,746</b>	\$250,000	\$799,587	\$900,982	\$688,000	\$916,000
Average Cost Square Foot	<b>\$269.62</b>	\$75.75	\$242.30	\$273.02	\$208.02	\$277.58
TOTAL BID	<b>\$5,692,727</b>	\$5,836,977	\$7,343,665	\$7,417,582	\$7,034,091	\$7,063,781

Average square foot = \$254.20

Bid #2 – Did not include in average scoring



# Restroom-Concession Construction

- Vandergriff Park, Arlington  
Bid in 2008 – Ballfield Complex Restroom/Concession 2,064 S.F. @ \$263.42 S.F.
- Elmer Oliver Nature Park, Mansfield  
Bid in 2013 – Arrival Restroom/Pavilion, 1,400 S.F. @ \$275 S.F.
- Randol Mill Park, Arlington  
Bid in 2015 – Ballfield Complex Restroom/Concession 5,832 S.F. @ \$377.90 S.F.
- Andrew Brown Community Park, Coppell  
Bid in 2016 – Soccer Restroom/Concession, 2,522 S.F. @ \$335 S.F.
- Frontier Park North Development, Prosper  
Bid in 2016 – Ballfield Complex Restroom/Concession, 2,831 S.F. @ \$292 S.F.
- Watters Branch Community Park, Allen  
Bid in 2017 – 4-Plex Restroom/Storage, 2,151 S.F. @ \$318 S.F.

# Comments from Dunaway and Associates

- Full-service facility for sports level of use & number of visitors (arrival/entry, restrooms, concessions, shaded breezeway)
- Building is designed appropriately for major public use & durability
- Similar in style and structure for park facilities in Denton and other communities
- Materials and finishes at commercial grade for long-term performance (masonry, steel, roofing, doors, restroom fixtures, sinks, etc.)
- Mechanical and plumbing is more complicated than residential (numbers of stalls, plumbing chase, etc.)
- Current cost per sq. ft. is advantageous compared to current market (below costs in other DFW cities)

# Comment from North Rock Construction

Comment from North Rock Construction

- Cost of redi-mix concrete and steel will be rising in May

# Comparison: Residential vs Commercial

## Residential

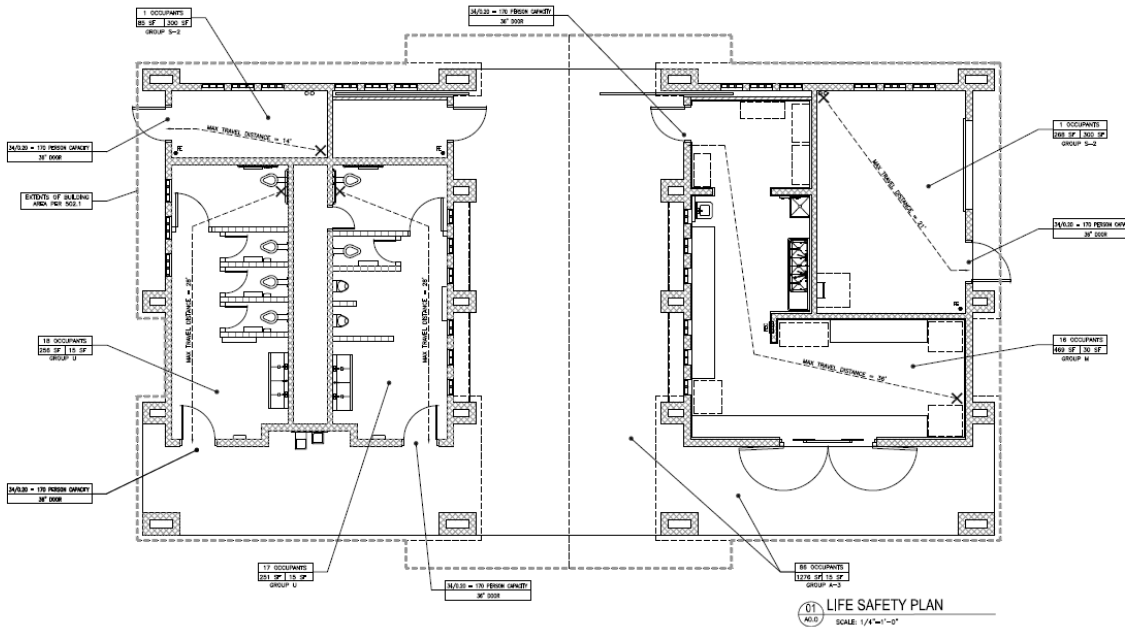
- Frame: Wood
- Code: Not as stringent
- Mechanical: Depend on size
- Plumbing: Less units, Low use
- Roofing: Shingle
- Finishes: Varies
- Vandalism: Low to none

## Commercial

- Frame: Steel and concrete
- Code: Accessibility, egress, fire safety, electrical, etc...
- Mechanical: More complicated
- Plumbing: More units, Heavily used
- Roofing: Metal or Bitumen
- Finishes: More durable
- Vandalism: High



# OPTION 1 – Proceed as Designed



RESTROOM – 978 sq. ft.  
CONCESSION – 978 sq. ft.  
BREEZEWAY – 1,344 sq. ft.

- Move forward with North Rock Construction contract
- Deadline for bid: May 18
- Serves as a gateway /control point into fields

# OPTION 1 – Proceed as Designed

Slab on Grade	\$48,495.00
Masonry	\$271,555.06
Metals	\$64,385.48
Woods, Plastics and Composites	\$91,487.40
Thermal and Moisture Protection	\$107,343.88
Openings	\$29,985.14
Finishes	\$59,058.69
Specialties	\$7,690.92
Equipment/Appliances	\$12,035.79
Plumbing	\$129,943.08
HVAC	\$17,633.10
Exterior Improvements	\$3,881.50
Electrical	\$46,250.96
<b>TOTAL COST</b>	<b>\$889,746.00</b>

- Restroom, concession and breezeway
- Total – 3,300 sq. ft.
- Cost per square foot = \$269.62

# OPTION 2 – Redesign the Facility



- Remove concession and breezeway
- Redesign position
- Amend contract with Dunaway and Associates
- Cost to build restroom only = \$517,645.80

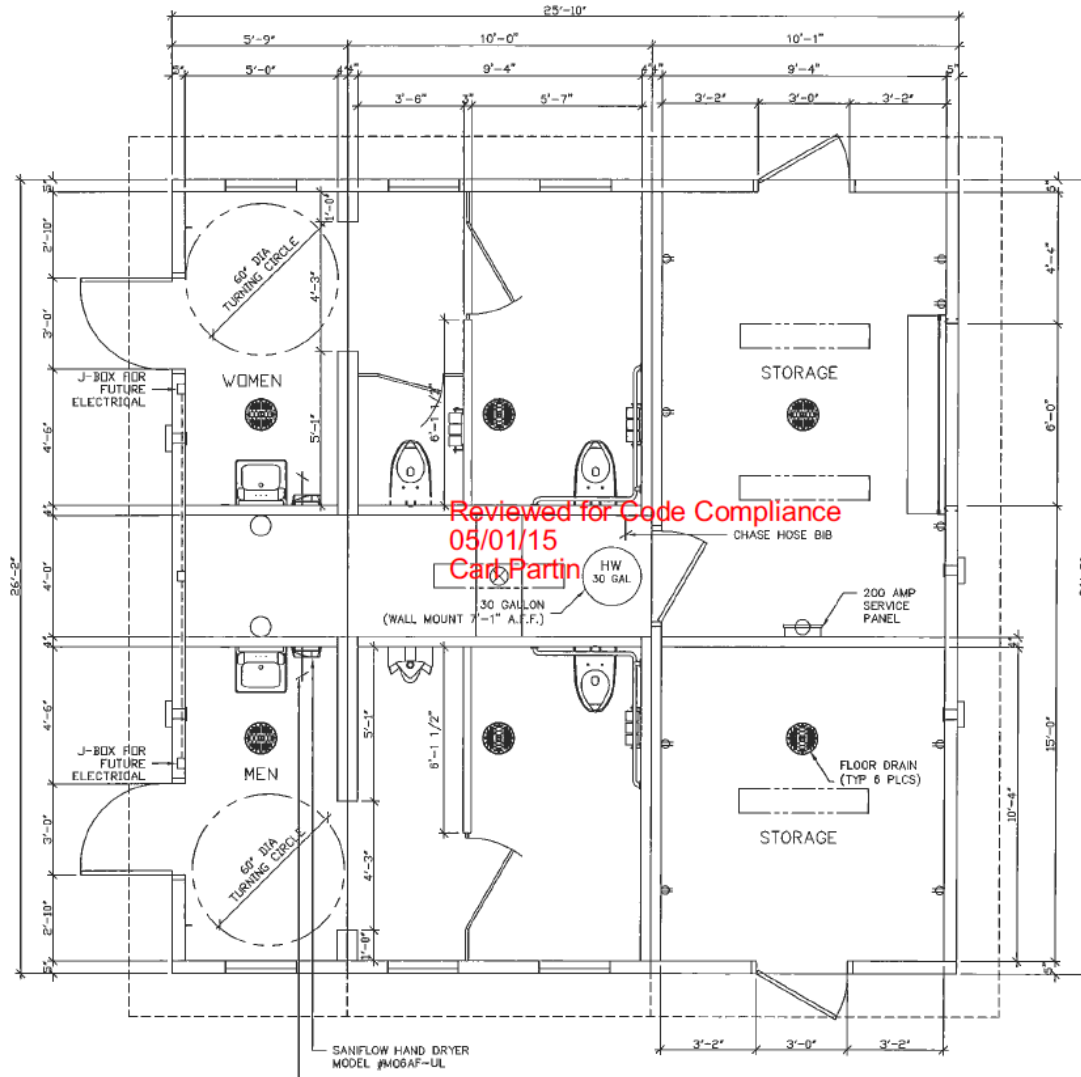
# OPTION 2 – Redesign the Facility

Slab on Grade	\$13,402.80
Masonry	\$184,452.66
Metals	\$23,977.69
Woods, Plastics and Composites	\$50,731.80
Thermal and Moisture Protection	\$50,910.86
Openings	\$10,749.54
Finishes	\$28,796.29
Specialties	\$7,890.92
Plumbing	\$93,900.14
HVAC	\$17,833.10
Electrical	\$21,922.00
5" Pedestrian Paving in Lieu of Breezeway/Concession	\$13,078.00
<b>TOTAL COST</b>	<b>\$517,645.80</b>

- Elimination of concession and breezeway
- Restroom – 978 sq. ft.
- Cost per sq. ft. = \$529.29

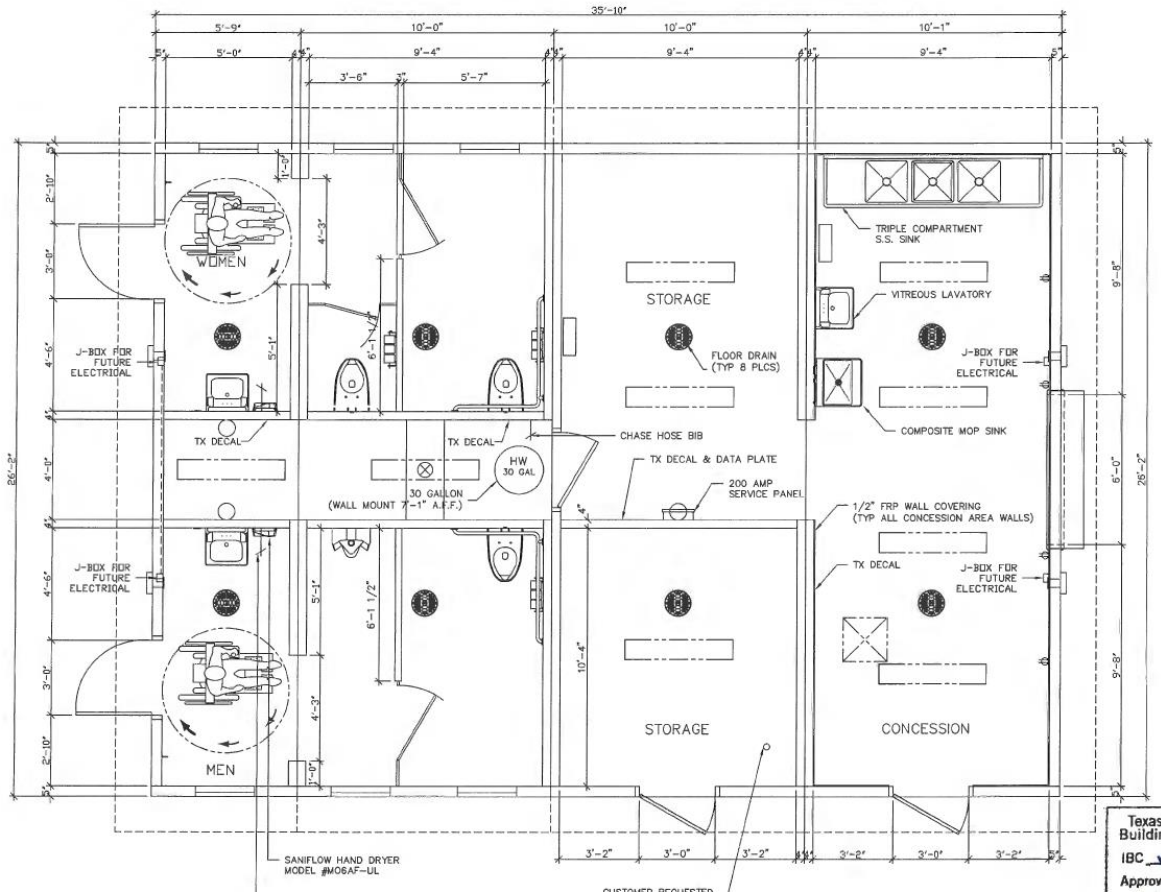


# OPTION 3 – Modify Design / Alternative



- Prefabricated structure
- Restroom / storage only
- Total = 676 sq. ft.
- Cost = \$200,000
- \$295 per sq. ft.

# OPTION 4 – Modify Design / Alternative



- Prefabricated structure
- Restroom, storage and concession
- Total = 936 sq. ft.
- Cost = \$300,000
- \$320 per sq. ft.

# Options for Consideration

1. Proceed as designed - \$889,746 / \$269.62 sq. ft.
2. Redesign the facility - \$517,646 / \$529.29 sq. ft.
  - Remove concession stand and breezeway
  - Concession would be done outside of the building
3. Modify design / Alternative structure - \$200,000 / \$295 sq. ft.
  - Prefabricated structure with restroom and storage
4. Modify design / Alternative structure - \$300,000 / \$320 sq. ft.
  - Prefabricated structure with restroom, concession and storage

# Discussion & Direction

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