

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: _____
Hearing Date: _____
Voting Date: _____

Department: Public Works **Presenter(s) & Title:** Kelly Pendley - Operations Manager

Agenda Item Title:

Discussion Canton Community Center and Gymnasium Rehabilitation Project

Summary:

Discussion and information on Canton Community Center and Gymnasium Rehabilitation Project. An RFP (Request for Proposal) was issued on February 11, 2025, for complete rehabilitation, design and build plans that include, new HVAC, electrical, roofing, plumbing, windows, ADA compliant and more.
Four (4) bids were received on May 6, 2025

Budget Implications:

Budgeted? ☐ Yes ☒ No ☐ N/A

Total Cost of Project: _____ Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: _____

Staff Recommendations:

Staff will provide more information at the concil meeting.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Scope of Work
Bid Tabulations

Community Center and Gymnasium Rehabilitation Project

Scope of Work

I. SCOPE OF SERVICES

The former Tippens Elementary School was demolished in early 2024 with only the detached gymnasium remaining. The City wishes to rehabilitate the gymnasium into a community friendly center for events, sports activities and educational opportunities.

The scope of work shall include a complete assessment of the project, The vendor shall provide licensed, qualified personnel for any rehabilitation:

A. Design and build Plans for the following objectives:

b. Over all Building Objectives

- Replace and remove HVAC System
- Duct Cleaning of remaining duct work
- Address the supplies and the return air throughout the dorm
- Add the necessary exhaust fans to the restrooms throughout the building
- Remove and Replace all Windows need to be double glazed, Low-E windows, tempered glass where required by code
- Remove and replace all wood rot
- Replace all Exits Doors on the building with that are beyond its useful life
- Replace all exterior doors with metal
- Replace the (FCP) Fire Control Panel
- Upgrades to the power distribution systems lighting and branch wiring
- Replace all the emergency lighting
- Update all electrical
- Replace hot water Heater
- Update any plumbing as needed (restrooms may be redesigned with additional toilet, urinal and lavatories – IPC Table 403.1)
- Update Sprinkler system
- Add Flock Camera system (locations to be determined)
- Replace the Shingle Roof with Warranty (30 years) architectural shingles
- Replace all downspouts and gutter system
- Replace Facia board with the possibility of adding soffit
- Replace/Upgrade sidewalks and conveyance to ensure they are ADA complaint
- ADA ramp that connects to Lower level (outside of building)
- Paint entire building (color to be chosen by City)
- Replace exterior signage

- Ensure that there are shut-off valves installed throughout the complex to enable isolation of all utilities
- Pots line ran for Fire Alarm and Security Alarm (Cana)
- Conduit lines ran for exterior doors for key card entry access

Exterior

- Concrete at along the front of the building (Saw cut at the left side of the entrance where the fence gate begins to the right side to the fence)
- Add canopy awnings that bolts to building
 - a. front entrance
 - b. upper-level side door
 - c. entrance to the exterior lower level.
- Pressure washing building and surrounding exterior of building (all concrete)
- Upper-level deck on the left side of the building needs to be replaced with 2"x12" deck boards take bolts out of current deck boards and replace by sliding new deck boards under the existing handrail. Saw cut at railing on the stairs and replace with 7" rise steps.
- Existing handrail (as above referenced deck) needs pressure washed and painted.
- Replace concrete on lower level
- Leave loading dock as is: But replace with ADA railing
- ADA Ramp to the right side of Exterior door. Lower-level access not the bottom of the stairs on that side of the building, just to lower level door.
- Backfill dirt and compaction around exterior stairs and restabilize. Seed and Straw this area.

c. Objectives for Gymnasium

- Replace all Scoreboards with new Wireless scoreboards
- Replace the retractable basketball goals inside the gym (if necessary)
- Restroom facilities updated and made ADA compliant (need ADA Architect – design build)
- Energy Star Toilets
- Add high-low water fountains
- Cut bleachers to make restroom facilities ADA Complaint
- Paint bleachers
- Painting all interior walls
- Retain all louvers, ensure good working order
- Concession area stub out new window and all electrical, and plumbing for a sink. Keep Dutch door. Remove heater and replace or repair floors
- Dropdown screen for stage and the electrical work that is needed

- Power ran to scorekeepers' box
 - Repair all water leaks at ceiling and walls around the stage
 - On the left side of stage add an elevator lift to access stage (ADA compliant)
 - All doors need to be updated to 3/0 doors
 - Access to Attic Space
 - Both staircases to lower-level need handrails installed (ADA compliant)
 - Gym floor refinishing
- d. Objectives for Lower level
- Remove some walls (wood with sheetrock)
 - All drop ceilings need removed (not the wood ceilings)
 - Provisions to add subpanel to use at a later date
 - White wall entire lower level
 - Clean and pressure wash floor

B. Deliverables

Currently adopted State and Federal minimum codes that will pertain to this project:

- 2018 International Building Code with GA amendments
- 2018 International Fire Code with GA amendments
- 2018 International Plumbing Code with GA amendments
- 2018 International Mechanical Codes with GA amendments
- 2023 National Electrical Code (effective Jan. 1, 2025)
- 2015 International Energy Conservation Code with GA amendments
- 2018 BFP 101 Life Safety Code
- NFPA 13
- 2010 Federal Americans With Disabilities Act

C. The vendor will provide all labor, materials, tools, equipment, and any other specialized tools necessary.

The vendor is responsible for all debris removal.

D. Creation of new "As-Built" Drawings for the building

(4) sets of Project Completion turn over package to include:

- Warranties
- As Built
- List of all materials used
- Contractor must supply a list of all serial numbers of equipment used
- Specifications and rating for all materials used
- Any applicable fire rating certification/sheets
- (1) Thumb Drive with all information included in each set
- Photographic documentation with special location of all shut off valves



Community Center and Gym Rehabilitation Project
Bid Tabulations

Company	Bid
NPSG Built	\$4,025,991.00
Novus	\$2,137,621.47
Big Sky Construction	\$1,993,500.00
Albion	\$2,494,742.00