

UNLV Student Recreation and Wellness Center Update
June 22, 2010 IFC Public Works Subcommittee
June 17, 2010

Background Summary Information:

The UNLV Student Recreation and Wellness Center is a 187,000 square foot facility located on the southern end of the UNLV Maryland Campus. The facility supports a variety of functions, including student recreation space (workout/non-competitive athletic spaces, pool/spa, indoor track, multi-purpose courts, racquetball courts, etc...), a café, meeting rooms, offices and other related facilities. The facility was fully funded by non-state funds (students fees dedicated to debt retirement and facility operations).

The Prime Design Consultant for the building was DMJM Design (DMJM). The Construction Manager at Risk for the building was Kitchell Contractors, Inc. The facility was designed in 2004-2005. Plan check and permits for the facility were conducted and received in 2005. The original plan check noted a significant structural design issue that needed to be addressed in the design documents. DMJM responded to this issue through a plan check re-submittal.

Construction of the facility took place from 2005-2007, during a period of time where construction demand and activity in Las Vegas, and likely globally, had reached a peak, with substantial completion issued in August 2007. The facility was designed to meet the 2003 International Building Code. The building official/authority having jurisdiction is the State of Nevada Public Works Board (SPWB). Initial discovery/review of potential structural/seismic code compliance issues occurred in 2008, well after the facility had been operational. This initial discovery occurred during a review of other significant issues with the facility, all unrelated to the seismic design of the building, and the seismic design and performance of the building had not been a concern prior to this time. Formal investigations by third-party consultants, including a Las Vegas based structural engineer and a seismic design expert from U.C. Berkeley, as well as the Prime Design Consultant, also occurred in 2008 and 2009 to verify the basis and extent of the structural/seismic code compliance issues. The engineering consultants do not believe there is a safety concern for the building's occupants and patrons.

For perspective, when considering other existing facilities in Southern Nevada, seismic codes are consistently updated to be more intensive so buildings perform under more extreme/severe circumstances, yet these code changes are not retroactive and therefore do not require retrofitting of existing buildings. In fact, the SRWC may meet or exceed seismic designs for buildings in Las Vegas that were constructed when less stringent seismic codes were adopted. Put simply, based on review by engineering consultants and the building official, the issue of correcting a seismic code compliance issue at the SRWC has not resulted in any imminent concern that this building would not perform reasonably in the context of a usual seismic event in Southern Nevada.

UNLV had been pressing the original design team, DMJM, to correct the code error in a timely fashion. The university did issue a request for qualifications (RFQ) to select a new design team to bring the SRWC into seismic code compliance, due to concerns about the original design team's engagement in correcting this code issue. However, in April 2010, DMJM agreed to proceed with the design to address this code issue, and UNLV is proceeding accordingly. DMJM has committed to provide completed design documents and construction administration services to address the code compliance issues, to satisfy building official requirements and to maintain the facility functional/program requirements.

Current Status Update:

DMJM, UNLV, the SPWB and the SPWB third party plan check firm met in May 2010 to further discuss the basis of design options for the structural/seismic remediation, and DMJM is preparing the formal submittal for SPWB building official review for an updated proposal for the basis of design. The plan check application and fee for this project has been submitted to the SPWB, and the SPWB, as building official, has established a formal project file for this structural/seismic remediation project. The SPWB has engaged a third party structural engineering plan check firm with specific knowledge and experience in structural/seismic design to conduct the plan check.

UNLV is also proceeding with an RFQ/RFP process to hire the construction company to perform any construction services relative to achieving code compliance. The construction company will provide a guaranteed maximum price for any improvements, establishing the construction costs once design documents are complete and ready for pricing, and taking into account any operations or logistics issues. DMJM was involved with this process, including participating in applicant firm interviews and providing input into aspects of the RFP. Proposals have been received from applicant firms, which are currently being evaluated.

The estimated timeline for this project is as follows:

Receive SPWB approval for basis of design and hire construction company:	Summer 2010
Conduct design and pre-construction project activities:	Summer/Fall 2010
DMJM to complete design documents for SPWB plan check:	Winter 2010
SPWB to complete plan check:	Winter 2010/2011
Establish Guaranteed Maximum Price:	Winter 2010/2011
Construction of improvements:	Spring/Summer 2011 (depends on extent of improvements required)