

Olivehurst Public Utility District



Agenda Item Staff Report

Meeting Date: April 2025

Item description/summary:

OPUD Youth Center renovation. This is a project that the Board has talked about for some time now. I directed Jesus to provide a comprehensive list of renovation items for the Youth Center (see attached). As you can see, the list is very thorough. I wanted to provide a rough order of magnitude and some funding ideas for the Parks Committee and Board to consider. If the Board decides they would like to move forward and identify a funding source, I will direct the Public Works Manager to draft bid specs to get the project started.

Fiscal Analysis:

Estimate that the inclusive list that Jesus provided will cost between \$250K and \$275K

Employee Feedback

Sample Motion:

Prepared by:

John Tillotson, P.E., General Manager

Youth Center Remodeling

Project Description: includes the following work and materials:

Exterior Work:

- Windows are not included, the current windows are still in decent condition, but it will be a great addition to this rehab. Flooring: Concrete polish as a second option base on pricing.

1. Exterior Siding:

- Inspect and confirm that exterior siding looks and feels good. Minor lower siding sections can be inspected during rehab.
- No replacement required unless further damage is discovered during work.

2. Light Fixtures:

- Install 5 exterior LED light fixtures with commercial metal casing housing.

3. Exterior Molding:

- Install/repair exterior molding as needed.

4. Gutters:

- Repair and replace gutters as necessary to ensure proper drainage.

5. Painting:

- Paint exterior of the building with OPUD colors.

Kitchen Work:

1. Cabinets:

- Install new kitchen cabinets per design specification.
- Counter tops, stainless steel.

2. Flooring:

- Install flooring, 20" x 20" or 24" x 48" tile, or laminate (for price reduction).

3. Commercial Refrigerator:

- Provide and install one commercial-grade refrigerator.

4. Electric Ranges and Oven:

- Provide and install commercial electric ranges and oven.

5. Microwave:

- Provide and install Kitchen Wall Cabinet Commercial-grade Microwave.

6. Electrical Outlets and Switches:

- Install new GFI electrical outlets and switches as required.

7. Electrical Wiring Upgrade:

- Upgrade electrical wiring during construction to meet modern standards.

8. Door and Frame:
 - Install new door and frame, including a secure lock system.
9. Light Fixtures:
 - Install light fixtures as per design specification.
10. Smoke and Carbon Monoxide Detectors:
 - Install smoke and carbon monoxide detectors as required.
11. Sink and Faucet:
 - Provide and install a commercial-grade sink and faucet.
 - Upgrade kitchen sink plumbing.
12. Paper Towel Dispenser:
 - Provide and install paper towel dispenser.
13. Soap Dispenser:
 - Provide and install one stainless steel commercial-grade soap dispenser.
14. Kitchen Concession Window:
 - Provide and install a concession window for food service.

Youth Center Main Room/Dance Floor:

1. Flooring:
 - Install 20" x 20" or 24" x 48" tile, or laminate (for price reduction).
2. Ceiling Crack Repair:
 - Repair cracks in ceiling to restore integrity.
3. Painting:
 - Paint the main room/dance floor area.
4. Light Fixtures:
 - Upgrade with 20 light bars for optimal lighting.
5. Door Replacement:
 - Replace 4 doors with weather seals to improve insulation.
6. Smoke and Carbon Monoxide Detectors:
 - Install detectors as required.
7. Ceiling Fans:
 - Install four ceiling fans to improved ventilation.

Electrical Room:

1. Electrical Panel Upgrade:

- Upgrade electrical panel to meet current needs and safety standards.
2. Weatherproofing:
 - Ensure electrical room is weatherproof.
 3. French-Door Replacement:
 - Replace French door with a weatherproof door.
 4. Phone System Upgrade:
 - Upgrade or update the phone system as needed.

Men's Bathroom:

1. Toilet:
 - Install toilet, ADA-compliant restrooms required to meet ADA standards.
2. Sink:
 - Relocate and install ADA-approved sink.
3. Paper Towel Dispenser:
 - Install paper towel dispenser.
4. Soap Dispenser:
 - Install soap dispenser.
5. Urinal:
 - Install urinal with stainless steel sheet backsplash.
6. Plumbing:
 - Install all new plumbing to sink, and toilets.
7. Toilet Partitions:
 - Install stainless steel sheet partitions/dividers.
8. Crack-Proof Mirror:
 - Install crack-proof mirror.
9. Flooring:
 - Install 20" tile flooring, or laminate for cost reduction.
10. Baseboard:
 - Install PVC or tile baseboard.
11. Door and Door-retractor:
 - Install new modern door with appropriate door-retractor system..
 - Install new door frame.
12. Door Molding:
 - Install MDF door molding to prevent warping, splitting, or expanding.

13. Ceiling Fan:
 - Install ceiling fan for improved ventilation.
14. Smoke Detector:
 - Install smoke detector.
15. Painting:
 - Paint bathroom walls and ceiling.

Women's Bathroom:

1. Toilets:
 - Install 2 toilets, ADA-compliant restrooms required to meet ADA standards.
2. Sink:
 - Relocate and install ADA-approved sink.
3. Paper Towel Dispenser:
 - Install paper towel dispenser.
4. Soap Dispenser:
 - Install soap dispenser.
5. Plumbing:
 - Install all new plumbing, for toilets and sink.
6. Toilet Partitions:
 - Install stainless steel sheet partitions/dividers.
7. Crack-Proof Mirror:
 - Install crack-proof mirror.
8. Flooring:
 - Install 20" tile flooring, or laminate for cost reduction.
9. Baseboard:
 - Install PVC or tile baseboard.
10. Door and Door-retractor:
 - Install new modern door with appropriate door-retractor system.
11. Door Molding:
 - Install MDF door molding to prevent warping, splitting, or expanding.
12. Ceiling Fan:
 - Install ceiling fan for improved ventilation.
13. Smoke Detector:

- Install smoke detector.

14. Painting:

- Paint bathroom area.

Air Conditioning:

1. Air Conditioner Units:

- Replace 1 air conditioner unit.
- Repair 1 air conditioner unit.

Please note: we currently have new quotes for the Air Conditioner project.

- 2 Plumbs UP, \$34,564.00.
 - See quote for details.
- VARDELL'S Air Conditioning,
 - 1st option: \$23,000.00. See quote for details.
 - 2nd option: \$12,350.00. See quote for details, please see notes on quote.