



449 S Virginia St, Fourth Floor  
Reno, NV 89501

## CITY OF FERNLEY COUNCIL CHAMBERS REMODEL STUDY

### PROJECT SUMMARY:

BJG was tasked with evaluating the council chambers with four primary goals.

1. Improve the Council Dais. The current Dais arc is too flat and does not allow members to see each other.
2. Improve the room lighting. Current room lighting is very dim and lacks contrast making reading and focus on subject matter an eye strain.
3. Improve the quality of furniture used by the court function. Also evaluate a podium system and other seating issues with the two distinct council room uses: Council Meetings and Municipal Court.
4. Improve the acoustics of the space. The City has been struggling with making the room work acoustically with amplified sound but has never addressed the acoustic properties of the space and materials of the room.

### APPROACH:

1. Review the City of Reno City Council Chambers for a good example of a radius suitable for the Fernley CC chambers. We incorporated this arch into the current Fernley CC Dais. The new design reflects the arc and a proposed new appearance to the plastic laminate finishes of the dais itself. The estimate we developed includes bullet proof materials within the Dais wall.
2. We developed two lighting ideas. The first was to add a light 'trough' to the perimeter walls which would cast light into the center of the room. This approach was most achievable without impacting the ceiling. The second approach is to integrate new lighting at the dais area with sound absorption in the ceiling in the form of 'cloud' elements. This approach offers the best lighting distribution and also good control of the lighting in the room while offering acoustic improvement.
3. Replacement furniture emphasizes improved attorney tables and a lecture podium. The current furniture is several years old, damaged and very heavy. The proposed lawyer tables are large enough to 3-4 persons at each and a larger panel of presenters when pushed together. The tables are high quality and can be fitted with casters. The Lecture Podium would be a product from the same company and contain a computer screen and computer connectivity to the room audio-visual system. The table and podium may be ordered in the same wood species and design theme.
4. Acoustics in the Council Chambers is very poor because of excessive reverberation time. A simple review by an Armstrong acoustics tech revealed the current RT is 2.5 to 3.1 seconds. The target RT for this space and use should be .75 to 1.25 seconds for frequencies between 125 and 4K hertz. The long RT is because of the hard (reflective) surfaces surrounding the space and relatively low sound absorption provided by the carpet flooring and people occupying the room.
  - a. BJG sent Armstrong a sample 'test' of materials, areas and placement within the space and found a good solution of mixed acoustic materials that include:
    - i. Ceiling: Armstrong 'Formations'. These are suspended elements with acoustic tile and can contain lighting.
    - ii. Walls: Armstrong 'Grill' perforated wood panels that absorb high frequencies
    - iii. Walls: Armstrong 'SoundSoak' fabric panels that are very economical but less attractive, so these have been set higher above the bottom of the current trusses to be less visible.
  - b. The use of the Formation clouds allows us to include lighting in the acoustic solution and better conceal the added electrical work necessary.
5. Additional items: The design includes a large retractable projection screen behind the dais. The intent was to remove one of the two side screens and add the larger focal point screen for easy viewing from the audience area. Our budget includes the screen and an estimate for projector technology.

### APPENDIX

1. FURNITURE CUT SHEETS: MARSHAL
2. ALD Furniture Catalogue
3. PODIUM EXAMPLE: MARSHAL
4. ARMSTRONG PRODUCTS: FORMATIONS AND GRILL
5. ARMSTRONG ACOUSTIC SUMMARY



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**PHASE 1- NEW FURNITURE**

ITEM	Qty	Unit	Rate	Total	Notes
NEW ATTORNEY TABLES	2	EA	4500	\$9,000.00	1
NEW PODIUM	1	EA	10500	\$10,500.00	2
CONNECTIONS	1	EA	5000	\$5,000.00	3,4
CONTINGENCY	15 %			\$3,675.00	
<b>PHASE 1</b>				<b>SUB TOTAL</b>	<b>\$28,175.00</b>

**KEY NOTES**

1. Tables are mobile, include a modesty panel, 7ft long, Marshall
2. Podium is wired for data and power and is adjustable to meet ADA
3. Includes saw cut and install a new floor receptacle
4. Repair/replace carpet tile

**PHASE 2- NEW DAIS**

ITEM	Qty	Unit	Rate	Total	Notes
DEMO EXISTING DAIS WALLS AND ADJACENT STAFF SEATING WALLS	80.00	LF	\$20	1,600.00	
DEMO PARTIAL FLOOR	300.00	SF	\$7	1,950.00	
NEW DAIS FLOOR FRAMING	300.00	SF	\$25	7,500.00	MCG= \$5/sf
NEW DAIS CARPET	500.00	SF	\$7	3,500.00	
NEW DAIS WALL (5FT TALL)	5.00	ft			MCG: W GWB ea Side
MTL STUDS, GYP EA SIDE	75.00	LF	\$35	2,625.00	Small Job
ADD FOR P-LAM ONE SIDE	75.00	LF	\$55	4,125.00	
ADD FOR STAFF AREA WORK TOPS (24" wide)	40.00	LF	\$175	7,000.00	
MISC WALLS AND TRIM	25.00	LF	\$225	5,625.00	
ADD FOR KEVLAR BALLASTIC RESISTANCE (3 LAYERED 1/4" SHEETS)	67.00	LF	\$200	13,400.00	Level 4 protection (308 RIFLE)
NEW DAIS WORK TOP (SOLID SURFACE ON PLYWD) 18" WIDE-CURVED	70.00	LF	\$225	15,750.00	
<b>ELECTRICAL &amp; EQUIPMENT</b>					
WIREING FOR NEW WORK TOP	70.00	LF	\$65	4,550.00	
ADD NEW LARGE SCREEN AT REAR OF DAIS	1.00	LS	\$4,500	4,500.00	
ADD FOR NEW PROJECTOR	1.00	EA	\$1,500	1,500.00	
MOVE MISC COMPUTER LOCATIONS INCLUDING VIDEO ARRAIGNMENT	4.00	EA	\$1,500	6,000.00	
<b>SUB TOTAL ALL WORK:</b>				<b>79,625.00</b>	
Design Contingency (15%)	0.15		\$79,625	11,943.75	
<b>PHASE 2</b>				<b>SUB TOTAL</b>	<b>91,568.75</b>

**PHASE 3- ACOUSTIC IMPROVEMENTS**

ITEM	Qty	Unit	Rate	Total	Notes
NEW ACOUSTIC Panels- Soundsoak Panels (20 + 15/sf)	380.00	SF	\$35	13,300.00	ARM
NEW ACOUSTIC 'CLOUD' ELEMENTS ABOVE DAIS (14 X 34 SF))	476.00	SF	\$75	35,700.00	ARM
NEW ACOUSTIC 'GRILL' ELEMENTS AT ALL WALLS (55+25/sf)	760.00	SF	\$125	95,000.00	ARM
TRIM FOR WALL SYSTEM	300.00	LF	\$15	4,500.00	
Design Contingency (15%)	0.15		\$148,500	22,275.00	
<b>PHASE 3</b>				<b>SUB TOTAL</b>	<b>170,775.00</b>



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PHASE 4- LIGHTNG IMPROVMENTS					
ITEM	Qty	Unit	Rate	Total	Notes
IMPROVED CEILING LIGHTING IN THE CLOUDS	450.00	SF	\$100	45,000.00	
REALIGN FIRE SPRINKLERS	450.00	SF	\$25	11,250.00	
HVAC DUCTWORK ALIGNMENT	500.00	SF	\$15	7,500.00	
Design Contingency (15%)	0.15		\$56,250	8,437.50	
			PHASE 4	SUB TOTAL	72,187.50
ALL PHASES				TOTAL	362,706.25
DESIGN, CM & QUALITY CONTROL FEES					
Professional A&E Fees (9%)	0.09	%	\$362,706	32,643.56	
Inspection and Special Testing	0.01	%	\$362,706	3,627.06	
Construction Contingency (5%)	0.05	%	\$362,706	18,135.31	
DESIGN, CM & QUALITY CONTROL TOTAL					54,405.94
OWNER EXPENSES					
Moving- using an alternate facility during construction	2.00	mo.	\$800	1,600.00	
FF&E (included in Option 1)	1.00	SF	\$1	1.00	
		SF	\$25	0.00	
TOTAL OWNER EXPENSES			SUB TOTAL	1,601.00	
TOTAL PROJECT BUDGET					418,713.19
Cost Escalation: 3 years @ 3% P.A on Hard Costs		9%		37,684.19	
: 4 years @ 3% P.A		12%		50,245.58	
ALL PHASES RANGE: \$418,713.19 TO: \$468,958.77					

Notes  
 MCG= Means Cost Guide  
 ARM= Armstrong quote for materials