

TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: City Park Restrooms
DATE: September 7, 2010

NEEDS: For City Council to provide direction regarding the possible construction of a new public restroom(s) at the City Park.

FACTS:

1. The existing restroom facilities located west of the Carnegie Library are inadequate and obsolete.
2. The age of the plumbing and masonry construction will not facilitate a rehabilitation of the existing structure to comply with current codes/needs.
3. The existing facilities are non-compliant with State of California and Americans with Disabilities Act requirements.
4. City Council goals include replacement of City Park Restrooms.
5. A Request for Proposal (RFP) to design new restroom facilities has been prepared. In order to complete the RFP, input from City Council is requested regarding size and location (general design architecture would complement the Carnegie Library; interior fixtures and finishes would be highly durable.)

ANALYSIS &
CONCLUSION:

The draft Uptown/Town Center Specific Plan provides two (2) restroom facilities located on the east and west ends of the park. Two (2) restroom locations would serve two events occurring at the same time. However, construction costs for a two (2) restroom project would be higher as water, sewer and electrical does not exist at the locations suggested and would need to be extended.

Alternatively, an enlarged restroom facility could be located at the site presently occupied by the horseshoe pits. This site is proximate to the existing Carnegie as well as water, sewer and electrical services.

The existing restroom is approximately 546 sq. ft. with 5 commodes; 1 trough urinal; and 4 sinks. Three alternatives are suggested for consideration (see attached floor plans):

Plan #1 – at horseshoe pit location; approximately 2500 square feet, estimated cost \$1,500,000 18 commodes; 4 urinals; 10 sinks

Plan #2 – at horseshoe site location; approximately 900 square feet, estimated cost \$570,000 6 commodes; 3 urinals; 4 sinks

Plan #3 – at opposite ends of park, approximately 550 square feet each, estimated cost \$700,000 (\$350,000 x 2 locations in park) 6 commodes; 2 urinals; 4 sinks

POLICY

REFERENCE: State regulations governing access to the disabled and the State Plumbing Code. Federal regulations (Americans with Disabilities Act); City Council goals.

FISCAL

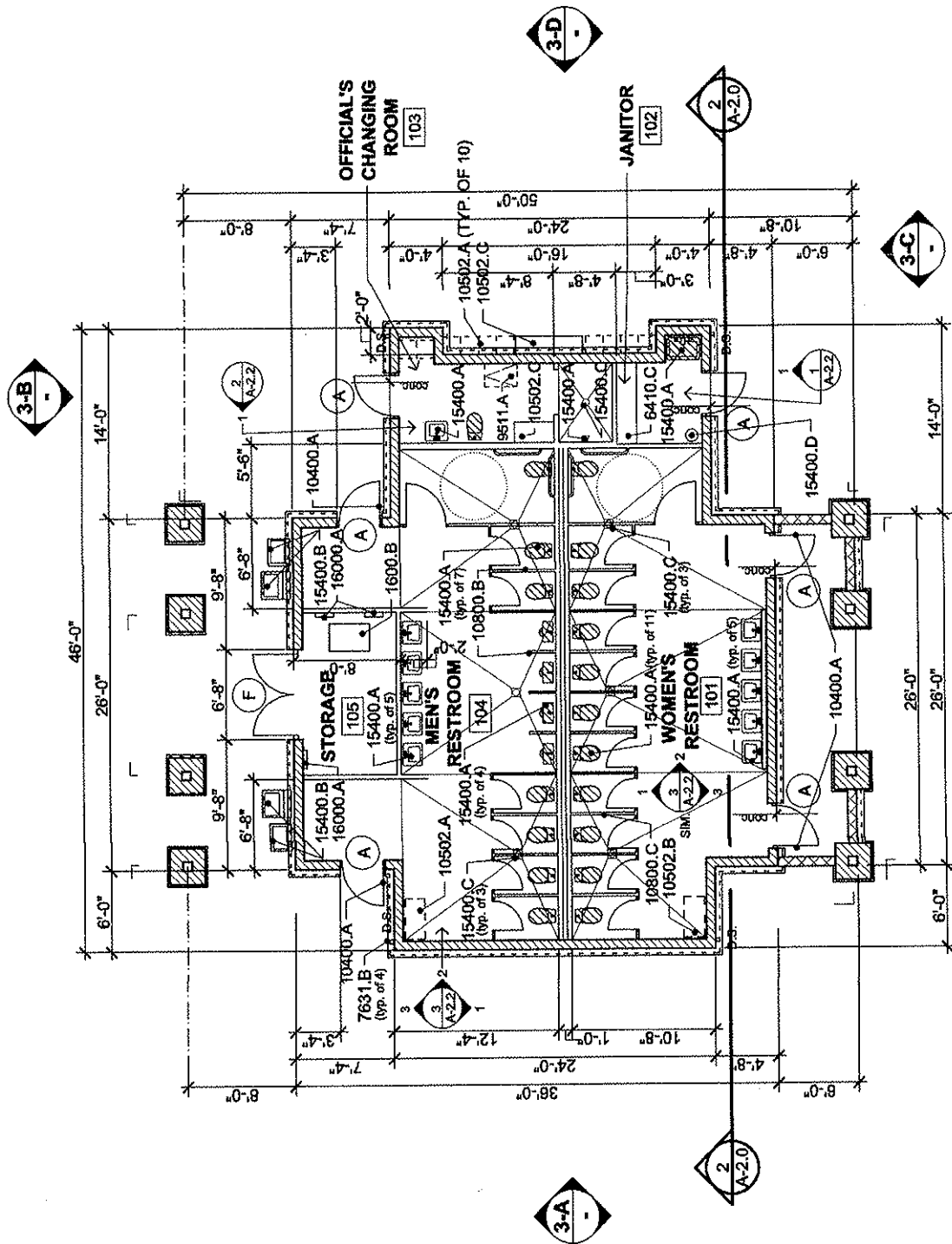
IMPACT: No impact to the General Fund. Costs will be covered from Park Development Impact Fees (for expansion) and Redevelopment Funds (for replacement).

OPTIONS:

- a. Provide direction to:
 - 1) Establish a location for a new restroom facility, and
 - 2) Determine size(s) of the proposed restroom.
- b. Amend, modify, or reject the above option.

Prepared by: Doug Monn, Director of Public Works

Attachments: Floor Plans (3)



Plan #2

