

TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: Approval of Conceptual Design for New City Park Restrooms
DATE: November 1, 2011

NEEDS: For the City Council to consider conceptual designs for replacement of the existing City Park Restroom, selecting a final elevation thereby allowing completion of the construction drawings.

FACTS:

1. On September 7, 2010, City Council made findings that the existing restroom facilities located west of the Carnegie Library are inadequate and obsolete.
2. The existing facilities are non-compliant with State of California and Americans with Disabilities Act requirements.
3. A lawsuit was filed against the City on March 16, 2010 asserting violation of the Americans with Disabilities Act. As part of the settlement of the litigation, the City entered into a Consent Decree dated December 11, 2010 which specified certain corrective actions to be undertaken by the City, including the design and construction of a new restroom building in City Park. The Consent Decree provides the City will complete work to address the specified access issues by July 1, 2012.
4. On March 1, 2011, City Council authorized staff to enter into an agreement with Ravatt, Albrecht & Associates, Inc. to design a new restroom building to be located where the existing facility now stands.
5. The City Council Ad Hoc Committee provided initial direction to (a) design the new restroom building to be complementary, but not identical to the Carnegie Library; and (b) provide a design that facilitates restroom use for both large events and daily use.
6. The intent of the interior design with individual toilet rooms, a family toilet room and urinal room and separate sink and drinking fountain area is to move users in and out as efficiently as possible. Moreover, the interior design of the building allows for the closing and maintenance of individual stalls, with the ability to keep the facility open when a problem occurs.
6. Three variations of the same exterior architectural theme have been provided. The brick walls and roofing materials tie in with the prevalent downtown design theme including not only Carnegie Library, but City Hall, Public Safety Center and Superior Court. Both the Development Review Committee and Parks and Recreation Advisory Committee endorsed Scheme E1. The Main Street Design Committee split their vote between the three options, with the majority voting for elevation E3.

ANALYSIS &

CONCLUSION: Time is of the essence in meeting the requirements of the Consent Decree. Council is being asked to adopt the interior concept design and select a final concept design for the exterior of the facility. Staff will then authorize the architect to finish construction plans and specifications and prepare the project for bid.

FISCAL**IMPACT:**

Construction estimates (created by staff) based on the 60% drawings are detailed below. A final budget will be prepared by the architect subject to Council approving the floor plan and endorsing a final elevation. Previously authorized funding sources include both Redevelopment and Park Development funds.

Information		Control Factor	Cost
1	Existing restroom	546 sq. ft.	\$0
2	Conceptual restroom -	1600 sq. ft.	\$0
3	Funding Source - Redevelopment	384.38	\$209,871
4	Funding Source - Park Dev. Fund	384.38	\$405,637
<u>Construction Estimate – Scheme E1 and E2</u>			
a.	Construction Cost (concrete block w/face brick)	\$280.00 sq. ft.	\$448,000
b.	Demolition Cost	\$70.00 sq. ft.	\$38,220
c.	Site Work	5.86 sq. ft.	\$12,892
d.	Topographical Survey		\$14,808
e.	Architectural		\$33,383
f.	Legal Fees		\$4,000
g.	Bonds		\$8,500
h.	Staff time		\$6,600
i.	Contingency	10%	\$49,105
Project Total			\$615,508
<u>Construction Estimate – Scheme E3</u>			
a.	Construction Cost (concrete block w/face brick)	\$255.00 sq. ft.	\$408,000
b.	Demolition Cost	\$70.00 sq. ft.	\$38,220
c.	Site Work	5.86 sq. ft.	\$12,892
d.	Topographical Survey		\$14,808
e.	Architectural		\$33,383
f.	Legal Fees		\$4,000
g.	Bonds		\$8,500
h.	Staff time		\$6,600
i.	Contingency	10%	\$49,105
Project Total			\$575,508

- OPTIONS:**
- a.) Adopt Resolution No. 11-xx approving both the interior conceptual design and exterior scheme **E1** for final design and authorize staff to secure construction bids.
 - b.) Adopt Resolution No. 11-xx approving both the interior conceptual design and exterior scheme **E2** for final design and authorize staff to secure construction bids.
 - c.) Adopt Resolution No. 11-xx approving both the interior conceptual design and exterior scheme **E3** for final design and authorize staff to secure construction bids.
 - d.) Amend, modify, or reject the above options.

Prepared by:
Freda Berman, Project Manager

- Attachments:
- 1. Resolution
 - 2. New City Park Restroom concept plans

RESOLUTION NO.11-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING CONCEPTUAL DESIGNS FOR NEW CITY PARK RESTROOMS

WHEREAS, on September 7, 2010, the City Council made findings that the existing restrooms located west of the Carnegie Library are inadequate and obsolete; and

WHEREAS, the existing facilities are non-compliant with State of California and Americans with Disabilities Act requirements; and

WHEREAS, a lawsuit was filed against the City on March 16, 2010 asserting violation of the Americans with Disabilities Act and as part of settlement of such lawsuit the City entered into a Consent Decree which included the design and construction of a new restroom building in City Park; and

WHEREAS, the Consent Decree provides the City complete construction by July 1, 2012; and

WHEREAS, on March 1, 2011, the City Council authorized staff to enter into an agreement with Ravatt, Albrecht & Associates, Inc. to design a new restroom building to be located where the existing facility now stands; and

WHEREAS, the City Council Ad Hoc Committee provided initial direction to design the new restroom building to be complementary to the Carnegie Library and functional for both large events and daily use; and

WHEREAS, three variations of the exterior architectural theme have been provided; and

WHEREAS, a final budget will be prepared by the architect subject to City Council approving the floor plan and endorsing a final exterior elevation scheme; and

WHEREAS, funding sources for the project include both Redevelopment and Park Development funds; and

WHEREAS, once design is completed, the architect will finish construction plans and specifications and prepare the project for bid.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby approve the floor plan and exterior elevation scheme XX for the new City Park restroom and authorizes the completion of construction plans and specifications.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of November 2011 by the following vote:

AYES:

NOES:

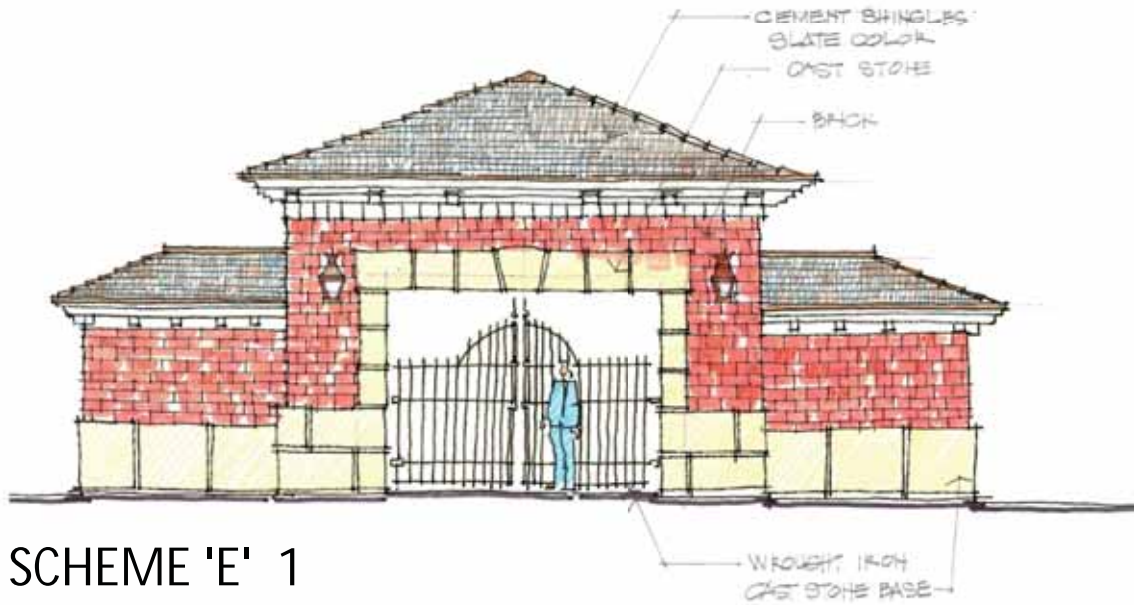
ABSTAIN:

ABSENT:

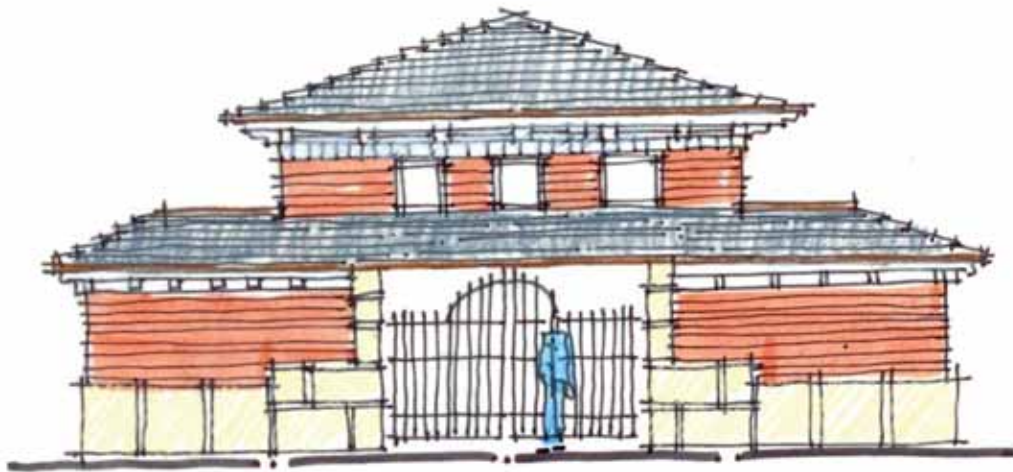
ATTEST:

Duane Picanco, Mayor

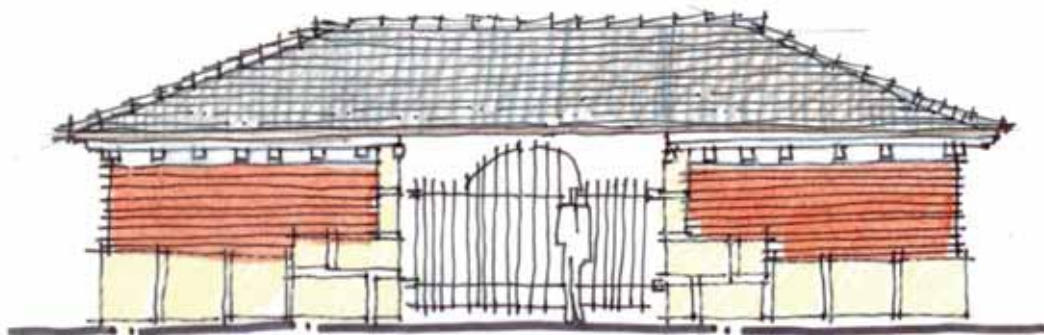
Caryn Jackson, Deputy City Clerk



SCHEME 'E' 1

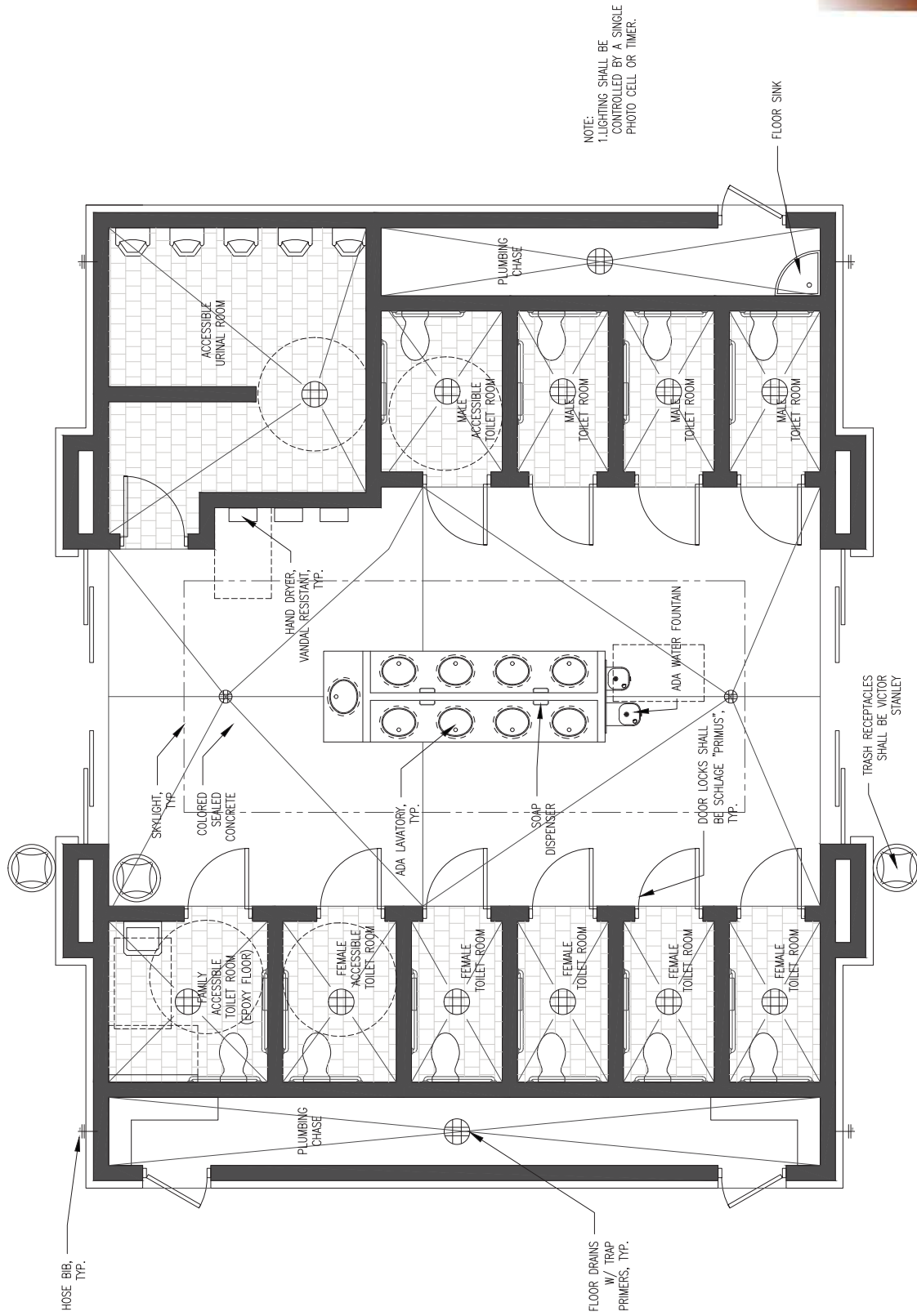


SCHEME 'E' 2



SCHEME 'E' 3

EXTERIOR ELEVATIONS



SCALE: 1/4" = 1'-0"

9/26/2011

FLOOR PLAN