

**TO:** James L. App, City Manager  
**FROM:** Doug Monn, Public Works Director  
**SUBJECT:** Approval of Roof Design for New City Park Restrooms  
**DATE:** December 6, 2011

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**NEEDS:** For the City Council to reconsider roof line elements for the City Park Restroom.

- FACTS:**
1. On November 1, 2011, selected exterior elevations for the City Park Restroom.
  2. The selected elevation (Scheme E3) included a 'hip' roof element.
  3. Council suggested adding a 'clerestory' element to the hip roof. Elevations of the roof with clerestory were provided for informal review and comment.
  4. Members of City Council have expressed dislike of the hip roof/clerestory element and requested presentation of alternate roof elements.
  5. Attached for Council's review are four (4) alternate designs. E3 'A' is the original hip roof with an added cupola. E3 'B' is the original hip roof with a brick clerestory. E3 'C' is a Dutch Gable roof that combines elements of a hip roof with a short gable to facilitate ventilation. E3 'D' is the original hip roof with a ridge and dormer ventilation.

**ANALYSIS & CONCLUSION:** Time is of the essence in meeting the requirements of the Consent Decree. Council is being asked to select a final roof elevation to allow completion of final plans and bid documents.

**FISCAL IMPACT:** The provided roof changes would not result in an increase to the construction budget.

	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
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Construction Estimate – Scheme E3			
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

RESOLUTION NO.11-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
APPROVING A ROOF DESIGN FOR NEW CITY PARK RESTROOMS

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WHEREAS, on November 1, 2011, City Council selected exterior elevations for the City Park Restroom;  
and

WHEREAS, the selected elevation (Scheme E3) included a hip roof element; and

WHEREAS, City Council directed the design be modified to add a clerestory element; and

WHEREAS, four alternate roof elements were presented for consideration; and

WHEREAS, the modified roof design will not result in an increase to the construction budget.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby approve roof elevation XX  
for the new City Park restroom.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of December  
2011 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Duane Picanco, Mayor

ATTEST:

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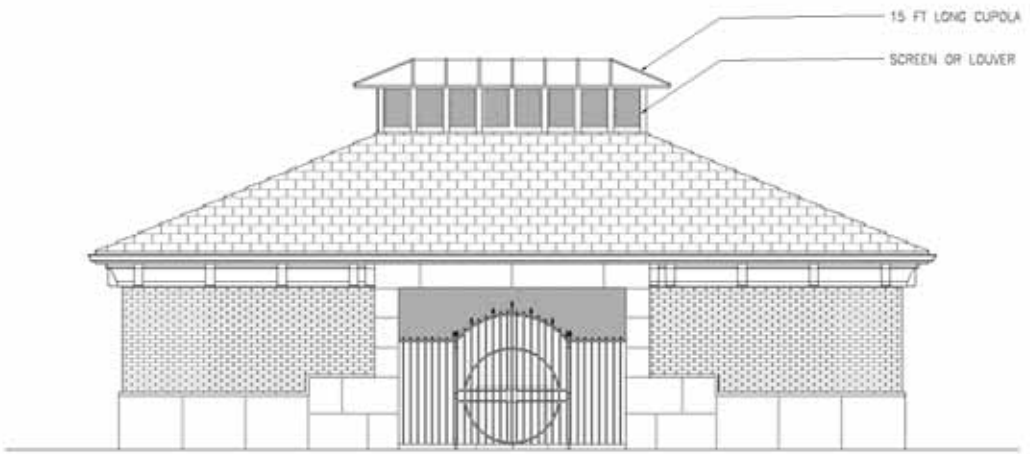
Caryn Jackson, Deputy City Clerk

- OPTIONS:**
- a.) Adopt Resolution No. 11-xx approving roof elevation E3 'A'; or
  - b.) Adopt Resolution No. 11-xx approving roof elevation E3 'B'; or
  - c.) Adopt Resolution No. 11-xx approving roof elevation E3 'C'; or
  - d.) Adopt Resolution No. 11-xx approving roof elevation E3 'D'.
  - e.) Amend, modify, or reject the above options.

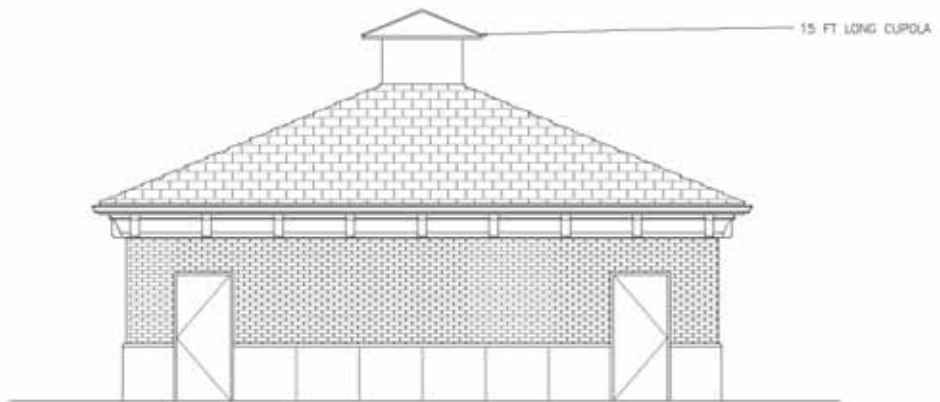
Prepared by:  
Freda Berman, Project Manager

- Attachments:
- 1. Resolution
  - 2. New City Park Restroom roof elevations

E3 'A'

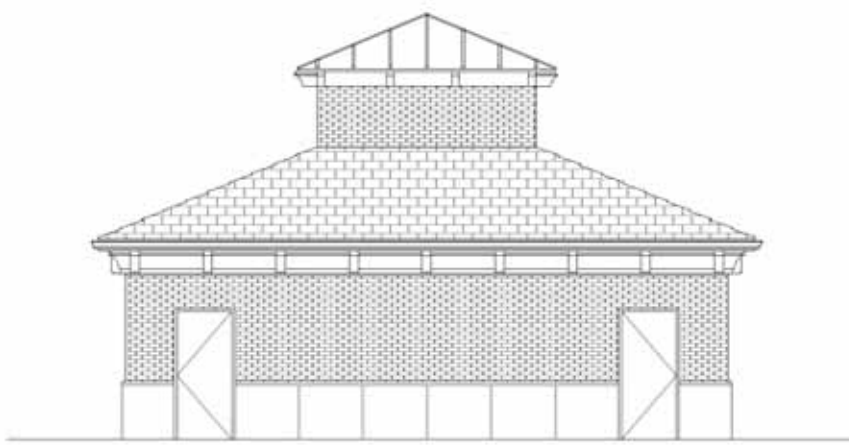


 NORTH - SOUTH ELEVATION  
A2.1144.1 SCHEME E3 'A' rev 11-16-11 SCALE: 1/4"=1'-0"



 EAST - WEST ELEVATION  
A2.1144.1 SCHEME E3 'A' rev 11-16-11 SCALE: 1/4"=1'-0"

E3 'B'

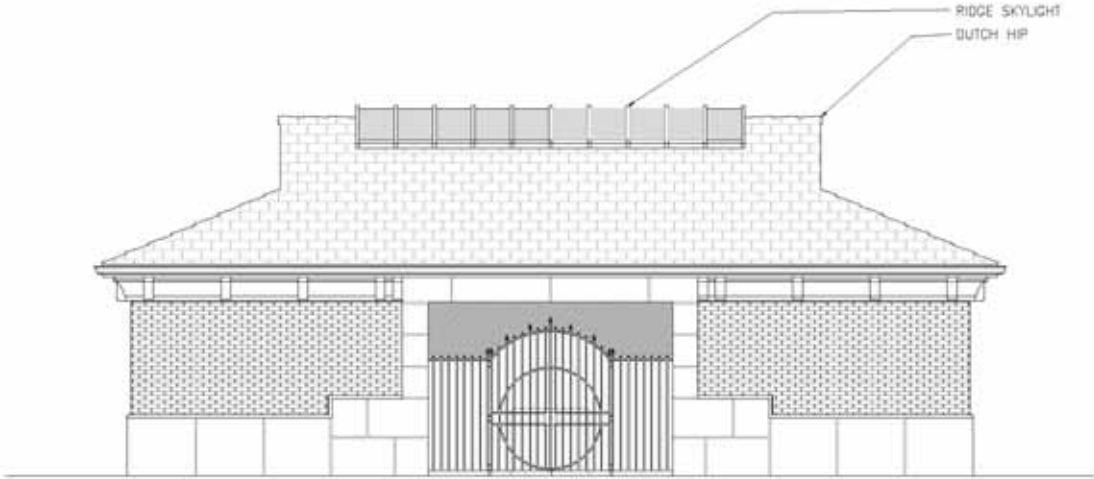


 EAST - WEST ELEVATION  
SCHEME E3 'B' rev 11-18-11 SCALE: 1/4"=1'-0"

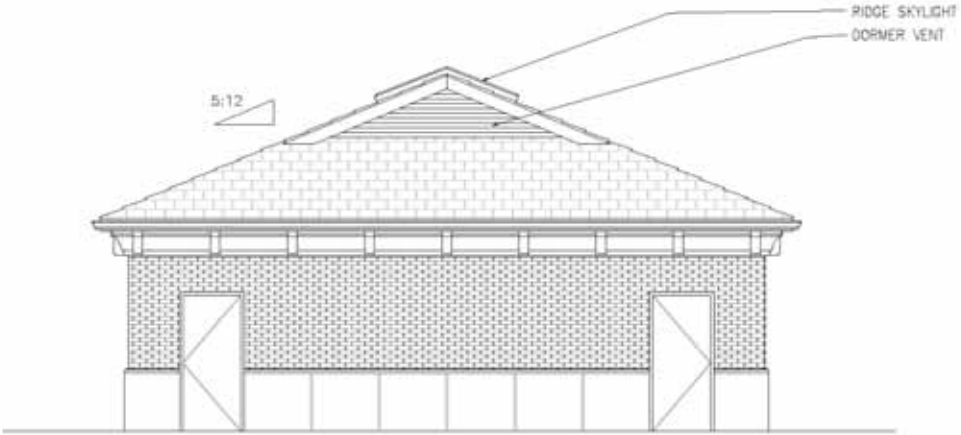


 NORTH - SOUTH ELEVATION  
SCHEME E3 'B' rev 11-18-11 SCALE: 1/4"=1'-0"

E3 'C'

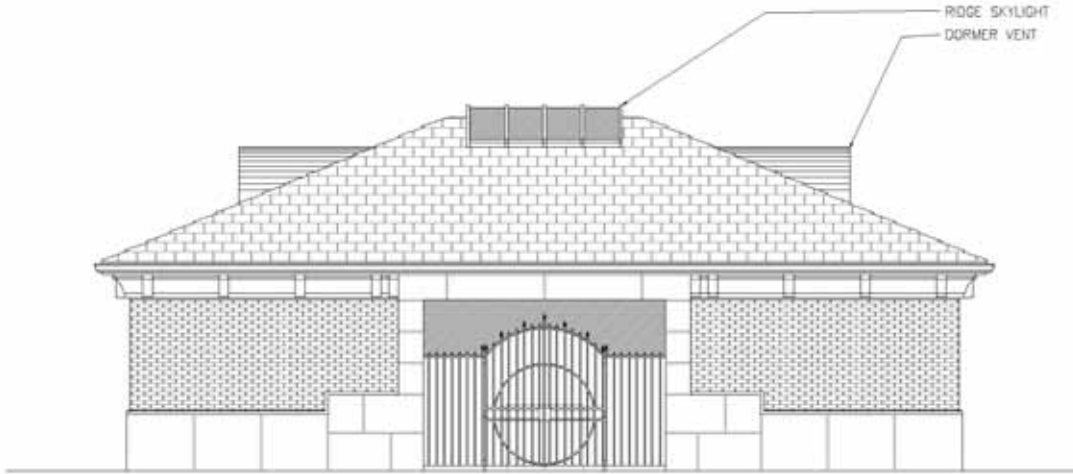


2 NORTH - SOUTH ELEVATION  
A2.1(A4.1) SCHEME E3 'C' rev 11-16-11 SCALE: 1/4"=1'-0"



2 EAST - WEST ELEVATION  
A2.1(A4.1) SCHEME E3 'C' rev 11-16-11 SCALE: 1/4"=1'-0"

E3 'D'



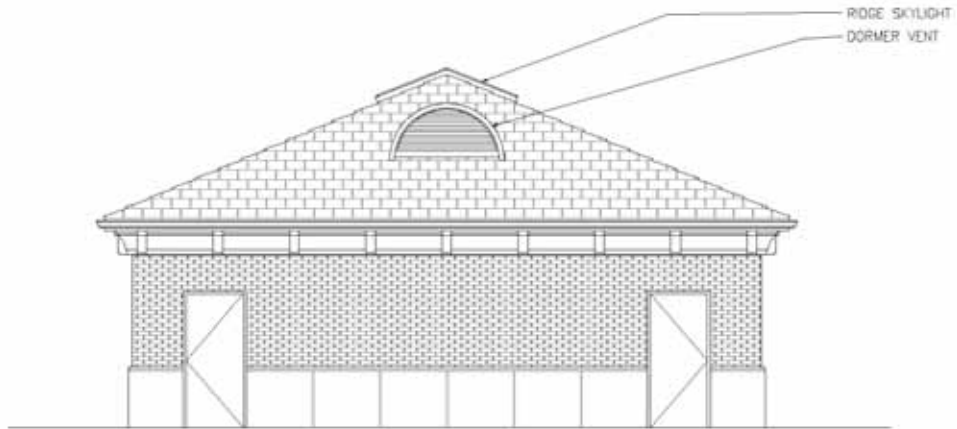
2  
A2.1/A4.1

NORTH - SOUTH ELEVATION

SCHEME E3 '0'

rev 11-16-11

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



2  
A2.1/A4.1

EAST - WEST ELEVATION

SCHEME E3 '0'

rev 11-16-11

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