

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Mary K. Lindley, Parks, Recreation & Community Services Director
BY: Roger O. Blais, Parks and Landscape Manager

DATE: May 5, 2009 (CC Meeting of May 20, 2009)

SUBJECT: Consider Glenwood Park Restroom Options and Execute Agreements with Di Cecco Architecture for Design Services and PICON for Pre-Construction Coordination Services

BACKGROUND

The City's FY 2008/09 budget includes \$200,000 for construction of a public restroom at Glenwood Park. Glenwood Park consists of approximately 4.5 acres, with two full-court basketball courts, a large playground targeted to 5 – 12 year olds, and a separate tot lot, swings, a large picnic pavilion and picnic amenities. The park also contains a large open turf area that serves as a multi-use field. The lack of a restroom makes it difficult to schedule youth sports practices and rentals at Glenwood are low. It is the largest City park without a restroom and in comparison with parks with restrooms, it's under utilized. The demand for park space for recreation purposes and youth sports in particular, continues to grow. The various Moorpark youth sports organizations compete for field space and this makes it difficult to temporarily close fields to perform remedial maintenance. While constructing a restroom at Glenwood will not eliminate the current demands, it will make this park more useable for youth sports practices and general public use. Attachment A to this Agenda Report is a site plan showing the location of the proposed restroom.

DISCUSSION

Staff evaluated two restroom options: 1) conventional design and construction; and 2) purchase and installation of a pre-fab modular unit. To help hold costs down, the size of the restroom evaluated is smaller than the average size the City has typically constructed which is 430 square feet, while still accommodating our standard amenities: 2 toilets for women (one handicapped), toilet and urinal for men, a sink and hand dryer. The restroom roofs and elevations in each option are similar to the existing park restrooms. This was done by eliminating storage. To date, the City has conducted a soils test and has completed the civil

engineering and utility plans. Additionally, as part of the electronic marquee sign installation at Glenwood, electrical conduit has been provided to the proposed restroom site.

Staff evaluated modular type restrooms from two manufacturers. The cost of the modular restrooms includes delivery, design, and manufacturing of the structure. All of the site work, pad preparation, hardscape, permits, bonds, soils test, civil engineering (utilities – water & sewer from the street), and administrative issues are the responsibility of the City and would be preformed under a separate construction agreement. All utilities must be brought to within five feet of the structure. The two manufacturers considered by staff are unwilling to sign certain provisions of the City's standard agreement without language changes, particularly with regards to insurance and indemnification. The terms and conditions required by these vendors reduces some of the City's typical protection and control.

The pricing for the modular restrooms varies between companies and each company uses a different procurement procedure: piggy back using the state's contractor's list and contract and pay state procurement changes or single source purchase with mandatory deposit. If the City were to select a modular restroom for Glenwood Park, it will still have to conduct a separate bid process for the site work and utilities, and coordinate the site work/utilities contract along with the contract for the modular restroom.

Staff also evaluated the conventional option of designing and constructing a restroom. Consistent with typical capital improvement projects, the City hires an architect to prepare plans and specifications. Once completed, a bid process for the construction phase would be conducted. The construction contract would be all inclusive of site work, utilities, and building. With the conventional method, the City has full control of the design, construction, site improvements, and contract provisions. Also, only one set of bid documents would be required to be prepared. The cost of this option is less than the two modular restrooms and we believe that the quality and control are superior. The following is a summary of the two restroom options:

Option A: Modular Restroom

1 - The Public Restroom Company (TPRC) Roseburg, Oregon

Floor Plan – 370 square feet

In order to satisfy competitive bid requirements, the project would have to be "Piggy Backed" on another local project by (TPRC)

- The City would be required to sign all terms and conditions of TPRC.
- Excluded: miscellaneous site work would be the responsibility of the City including, minor removal of debris, plumbing adjustments typically necessary to line up connections when installation is complete, traffic control requirements and any trench plate requirements.
- Included: Restroom building and screen walls, footings, slab and installation, tile roof, hand dryers, and drinking fountain.

- Warranty is limited: TPRC will repair or replace at their sole option any defects in work upon proper notice as defined by TPRC.
- No project retention is permitted.
- Down payment of 10% is required.
- Final water fittings test is not included.
- No Hold Harmless Agreement. City is required to use TPRC documents.
- This company uses a “pre-stressed” slab. The soils report recommends footings in order to limit water intrusion.
- Crane access is required.

2 - ROMTEC - Reno, Nevada

Floor Plan – 392 square feet.

This is the closest their standard plans come to City requirements. In order to satisfy competitive bid requirements, this Company is approved as a State of California, Department of General Services California Multiple Award Schedule (CMAS) provider.

- City must agree to sign the (CMAS) Contract.
- City agrees to use all CMAS documents, and procurement policy.
- Payments made per their terms and conditions.
- Building includes restroom building and screen walls, footings, slab and installation, tile roof, hand dryers, and drinking fountain.

Option B: Conventional design and construction

Floor Plan – 380 square feet

City will satisfy competitive bid requirements by using the standard bid invitation process.

- Conventional construction contract to be all inclusive: restroom building, site work and all utilities.
- City has full control of documents (City’s plans, specifications and bid documents).
- City hires architect to prepares design and construction specifications.

COMPARATIVE COST

Build Option	Square Footage	Total Estimated Cost
TPRC Modular	370	\$294,800*
ROMTEC Modular	392	\$307,700*
Conventional Design	380	\$276,500*

* Includes 10% project contingency

Staff proposes Option B, which includes all costs for design and construction of a conventional restroom building. We believe that the quality of the building will be superior and more in keeping with the City’s typical park restroom. Managing all of the work with a single general

contractor lessens any construction conflicts and the potential for change orders. With a 10 percent contingency, it is anticipated that the total project will be \$276,500, \$76,500 more than included in the FY 2008/09 budget for the project. After receiving construction cost proposals, staff will return to the Council to award the construction contract and to amend the project budget.

If the Council concurs with staff's recommendation to proceed with the design and construction of a conventional restroom building at Glenwood Park, staff proposes retaining the architectural services of Di Cecco Architecture Inc. to design the restroom, prepare construction documents, and provide construction observation at a cost not to exceed \$21,920, and hire PICON (Phil Vein) for pre-construction coordination services (preparation of bid specifications and project manual) at a cost not to exceed \$4,400. These amounts are included in the estimated project budget.

FISCAL IMPACT

If the City Council approves staff recommendation, it is estimated that an additional \$76,500 will be needed to complete the project. Glenwood Park is within Park Improvement Zone III and the original project was funded by Zone III revenues (developer fees). At the end of FY 2009/10, it is estimated that Zone III will have a fund balance of \$457,000, sufficient to cover the additional cost.

STAFF RECOMMENDATION

- 1) Approve Option B, for conventional design and construction of restrooms at Glenwood Park for a total project cost of \$276,500;
- 2) Authorize the City Manager to execute an agreement with Di Cecco Architecture Inc., for the architectural design services at a cost not to exceed \$21,920.00, pending final language approval by the City Manager and City Attorney; and
- 3) Authorize the City Manager to execute an agreement with PICON (Phil Vein) for pre-construction project coordination services at a cost not to exceed \$4,400, pending final language approval by the City Manager and City Attorney.

Attachment: A – Site Plan

ATTACHMENT A

**GLENWOOD PARK RESTROOM
SITE LOCATION**



JUSTIN COURT

HARVESTER STREET

