MOORPARK CITY COUNCIL
AGENDA REPORT

TO: **The Honorable City Council**

FROM: **Allen M. Walter, Landscape/Parks Maintenance Superintendent**

DATE: **May 4, 2010 (Meeting of June 16, 2010)**

SUBJECT: **Consider Glenwood Park Restroom Construction Plans and Specifications**

SUMMARY

At the December 16, 2009, City Council meeting, Council approved staff's recommendation to proceed with a conventional design and construction plan of restrooms at Glenwood Park. Council also authorized the City Manager to execute an agreement with Martinez Architects, Inc. for the architectural design services and PICON, Inc. for pre-construction coordination, construction, and closeout services.

Martinez Architects and PICON have developed a construction design and specifications for the Glenwood Park restrooms. The Council is now being asked to approve construction designs and specifications, and authorize solicitation of bids for construction of the new restroom facility.

DISCUSSION

The City's Fiscal Year 2009/10 Capital Improvement Budget includes $260,000 for construction of a public restroom at Glenwood Park. With a ten percent (10%) contingency, the restroom project total estimate is $323,080.

Martinez Architects and PICON have prepared the construction design and specifications for a 380 square foot restroom at Glenwood Park. Construction and required amenities will adhere to the Americans with Disabilities Act (ADA) requirements. The restroom will contain City park restroom standard amenities. The women's restroom contains two toilets (one ADA accessible), the men's has one toilet (ADA accessible) and one urinal, plus sinks and hand dryers. The storage area was eliminated to reduce construction cost and will not affect use or function of the restroom.

The City has completed the soils test and the civil engineering and utility plans for the restroom at Glenwood Park. The City electrical contractor has provided

provisions to protect the shared power source conduit added to the power electronic marquee sign and the proposed restroom. Measures are in place to prevent long-term interruption of the marquee sign during construction and conversion of the shared conduit power source. The estimated construction period will be 75 days, excluding weekends and holidays, following issuance of the "Notice to Proceed."

FISCAL IMPACT

Glenwood Park is within Park Improvement Zone III; therefore, the restroom project is funded by Zone III revenues (developer fees). The project cost estimate is $323,080 as seen in the table below.

As a reminder, this fund is projected to have a positive fund balance of about $258,000 on June 30, 2010. The total budget allocation for Zone III in FY 2010/11 is about $336,000. If all is built in FY 2010/11, this fund is projected to have a negative fund balance of approximately $75,000 on June 30, 2011. We have not projected receipt of any developer fee revenues for FY 2010/11 for Zone III and don't anticipate any for about three years.

Glenwood Park Restroom Cost Estimates	
Description	**Cost Estimate**
Construction and Site Work	$230,680
Architect and Project Coordination Services	$ 41,200
Permits and Fees (Water, Sewer, CIC)	$ 22,200
Project 10% Contingency	$ 29,000
Total	**$323,080**

The City will satisfy competitive bid requirements by using the standard bid process. Construction cost proposals will only be accepted from single general contractors that can inclusively provide restroom building construction, site work, and all utilities.

With the City Council's approval of construction designs and specifications, staff will proceed with bid solicitation for Glenwood Park restroom construction. After receiving construction bids, staff will return to the Council to award a construction contract to the lowest qualified bidder. At that point, staff will present a recommendation, and possibly a loan request, from another fund.

STAFF RECOMMENDATION

Approve the design and specifications for restrooms at Glenwood Park and authorize bid process.