



DATE: May 22, 2018

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Park Restroom Renovation, Group A, Project 17-39—Approve Plans and Specifications/Authorize Bidding**

RECOMMENDATION

1. Appropriate and transfer \$240,000 from the Parkland Dedication Fund to the Park Restroom Renovation, Group A, Project 17-39, for a total project budget of \$900,000 to fund the reconstruction of four park restrooms and associated improvements. (Five votes required)
2. Approve plans and specifications for the renovation of four restrooms at Crittenden, Monta Loma, Stevenson, and Whisman Parks, and authorize staff to advertise the project for bids.
3. Authorize the City Manager to award a construction contract to the lowest responsible bidder if the bid is within the project budget.

BACKGROUND

The City constructed park restrooms at Crittenden Middle School, Monta Loma School, Stevenson School, and Whisman Park on Mountain View Whisman School District (School District) properties over the time frame of 1972 to 1981. The restrooms have been well used for the last 35-plus years and are in need of refurbishment:

- The interior space should be upgraded to meet current Americans with Disabilities Act (ADA) accessibility standards;
- Fixtures and finishes are outdated and require maintenance and replacement; and
- Toilets are wall-hung and, thus, susceptible to breakage and vandalism.

In September 2017, the City hired Artik Art and Architecture to prepare the design and construction documents for the project.

ANALYSIS

The recommended plans include replacing fixtures and finishes with updated new materials and increasing stall space to meet ADA standards. The number of stalls in both the men's and women's restrooms will be reduced from two stalls each to one stall each. The alternative is a much more expensive expansion of the buildings. Similar updates were recently completed for restrooms in Cooper and Sylvan Parks.

Some of the restrooms have existing Fiber-Reinforced Plastic Panel (FRP) or metal wall coverings that are not recommended in public restrooms. They are easily scratched and broken and are subject to vandalism. The wall finishes will be replaced with ceramic tile. Interior light fixtures will be replaced with more efficient units and vandal-resistant lenses. New toilets will be floor-mounted to reduce vandalism.

While the original scope of the project was limited to renovating the restroom interior spaces, a thorough inspection of the buildings during the design process revealed a number of deficiencies that staff recommends including in the project. Examples include replacement of roofs, gutters, and fascias, and painting. The additional scope at each site is as follows:

Crittenden Middle School Restroom

- Roof and fascia replacement.
- Painting of the exterior of the restroom building.

Stevenson School Restroom and Snack Shack

- Roof replacement.
- New roof gutters.
- Snack shack reroofing and exterior painting.

Whisman School Park Storage Building

- Repair and painting of the exterior of the park storage building.

Monta Loma School Restroom

- Painting of the exterior of the restroom building.

Also included are new vandal-resistant doors with automatic time-locks for opening and closing during park operation.

While these additional improvements could be performed as part of a later project, incorporating them in the current project is more efficient from a design and project management standpoint. Performing the work together also minimizes closure of the restrooms during construction. The increase for the additional work is estimated to cost \$240,000.

Due to its proximity to school buildings, the work at Stevenson School would need to occur during the summer. Work at the other sites can occur while school is in session.

Staff has included the work at Monta Loma as an alternate bid item that can be removed if bids come in above budget. The flexibility to remove this item and award the construction contract will allow the work at Stevenson to proceed this summer. If the Monta Loma work is removed, staff will propose a separate project to perform this work next year.

If the recommended actions are approved and acceptable bids are received, construction is scheduled to begin in summer 2018 and be complete by the end of 2018.

FISCAL IMPACT

Park Restroom Renovation, Group A, Project 17-39, is currently funded with \$660,000 from the Park Land Dedication Fund.

The total project costs related to design and construction are itemized as follows:

Construction	\$608,000
Construction Contingency	92,000
Design and Project Management	52,000
Inspection	22,000
Architectural and Professional Services	50,000
Permit/Building Inspection/Printing/Miscellaneous	20,500
City Administration @ 6.5%	<u>55,500</u>
TOTAL PROJECT COST	\$900,000
Available Funds	<u>\$660,000</u>
PROJECT BUDGET SHORTFALL	<u>\$240,000</u>

Due to the restroom renovations occurring at four different locations around the City, staff recommends committing investment earnings from the Parkland Dedication Fund since these are available to be used Citywide and, therefore, do not need to be committed to a specific planning area or within a specific geographical radius like fees resulting from a development. The recommended action would increase funding by \$240,000 for a total project budget of \$900,000.

ALTERNATIVES

1. Direct staff to remove the added scope and perform as a separate project.
2. Provide other direction.

PUBLIC NOTICING

Agenda posting and a copy of report to Mountain View Whisman School District.

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cc: CSD, ACSD, APWD – Solomon, PCE – Au, PCE – Macaraeg, SPM-Fallah, PS – Youngberg, PS – Dalton, SAA – Ruebusch, PFA – Ansted, AAI – Goedicke, AAI – Doan, File (17-39)