

STAFF REPORT



ITEM NO. 6
CITY OF OCEANSIDE

DATE: October 10, 2007

TO: Honorable Mayor and City Councilmembers
Honorable President and Members of the Board of Directors

FROM: Public Works Department

SUBJECT: **APPROVAL OF PLANS AND SPECIFICATIONS FOR THE HARBOR AQUATICS CENTER**

SYNOPSIS

Staff recommends that the City Council and Harbor Board approve the plans and specifications for the construction of the Oceanside Harbor Aquatics Center and authorize the City Engineer to call for bids.

BACKGROUND

On October 6, 2006, the Harbor Board adopted a resolution approving the Development Plan (D-2-06) and Regular Coastal Permit (RC-3-06) for the construction of the Harbor Aquatics Center and replacement of an existing public restroom building. The Regular Coastal Permit was not appealed and became effective within 30 days.

The project calls for the construction of new building facilities within Oceanside Harbor. The Harbor Aquatics Center site is located on the vacant one-acre lot between the boat launch ramps and the Marina del Mar condominiums. The lot is presently used by the Oceanside Harbor Department for open storage of beach cleaning vehicles, trash dumpsters and bulk materials. Local recreation groups use part of the site for drop-off, assembly and storage of outrigger canoes.

The purpose of the Harbor Aquatics Center is to serve the recreation needs of the community. The first floor of the community center building will be primarily used for storage and rigging of outrigger canoes, a popular recreation activity in Oceanside which, due to lack of storage facilities and transporting difficulties associated with the outrigger canoes, is currently very limited at Oceanside Harbor. The second story will serve community room functions for use by the general public for meetings and special public events. The community room may also be reserved by individuals and groups for private functions such as wedding receptions.

A separate storage building between the community center structure and the Marina del Mar Condominiums will be open only to Harbor Department employees. The storage building will enclose the present open-air storage use on the lot and protect Harbor Department equipment from exposure to the weather.

The project also includes a third 865 square-foot building located at the north end of Harbor Parking Lot 11B. The building replaces the existing dilapidated restroom while doubling the stall capacity of the old structure. The new restroom building will be constructed of concrete masonry block and its footprint will be limited to pad area of the existing facility. Therefore, there will be no net loss of beach sand area after completion.

All three buildings share a common architectural style. The two buildings of the Harbor Aquatics Center use textured concrete tilt-up wall panels in combination with cedar tongue-and-groove planking on the exposed portions of the roof and glass block accents on the exterior walls. The buildings will be capped with angled rooflines and overhangs to create an elegant design statement.

ANALYSIS

The Harbor Aquatics Center is comprised of a 6,773 square-foot, two-story community center structure, a separate freestanding 5,778 square-foot storage facility, on-site parking for 33 vehicles, and landscaping improvements. The community center structure includes 1,363 square feet of meeting room and special event space, 1,145 square feet of office and restroom space, 2,513 square feet of outrigger canoe storage space and a 1,750 square-foot balcony.

A public picnic and landscaped shade area will provide a public art opportunity with the advice and assistance of the Oceanside Arts Commission, which has recommended this project as suitable for incorporating public art. Staff will work with the Arts Commission to develop a public art proposal for approval by the Harbor Board.

The Harbor Aquatics Center project meets or exceeds applicable parking, setbacks, height, landscaping, and floor area ratio requirements. The proposed project is consistent with the City's Local Coastal Program and the Small Craft Harbor Precise Plan.

The project will be returned to the Harbor Board in early 2008 to review the construction bids and award a contract. Construction will begin spring 2008 and finish summer 2009. The construction work and equipment staging will be limited to areas not in use by the public. Demolition of the existing Lot 11B restroom will begin after summer 2008 for completion before summer 2009.

COMMISSION OR COMMITTEE REPORTS

The Harbor and Beaches Advisory Committee reviewed and concurred with the project on September 28, 2006. On September 11, 2006, and again on October 1, 2007, the Oceanside Arts Commission recommended that the Harbor Aquatics Center include a one percent set-aside of the \$3 million construction costs of the building to fund an art piece, such as a sculpture on the project site.

FISCAL IMPACT

The FY 2007-08 Capital Improvement Program (CIP) budget includes a carry forward of \$3,286,448 (\$3,016,817 in project account 751-875437 and \$269,631 in project account 751-835276).

The project costs are estimated as follows:

Construction (Aquatics Center and Lot 11B restroom)	\$3,300,000
Art Project	\$30,000
Construction Contingency, SDG&E, and Water Buy-in Fees	\$300,000
Consultant Construction Management, Inspection, and Testing	\$300,000
Staff Time and Administration	<u>\$150,000</u>
Total	\$4,080,000
Carry forward from FY 06-07 CIP budget	\$3,286,448
Anticipated appropriation in FY 2008-09 CIP budget	<u>\$793,552</u>
Total	\$4,080,000

The unallocated balance of Harbor Funds is sufficient to allow for an appropriation of \$793,552 with the adoption of the CIP budget for the FY 2008-09. The Harbor Aquatics Center project will start in FY 2007-08, but finish in FY 2008-09; and most of the cash expenditures will occur in FY 2008-09.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council and Harbor Board approve the plans and specifications for the construction of the Oceanside Harbor Aquatics Center and authorize the City Engineer to call for bids.

PREPARED BY:



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SUBMITTED BY:



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City Manager

REVIEWED BY:

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