

# STAFF REPORT



ITEM NO. 8  
CITY OF OCEANSIDE

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DATE: May 26, 2010

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

FROM: Development Services Department

SUBJECT: **APPROVAL OF PLANS AND SPECIFICATIONS FOR THE HARBOR AQUATICS CENTER AND HARBOR LOT 11B RESTROOMS PROJECTS**

## **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 Harbor Lot 11B Restroom Projects, and authorize the City Engineer to call for bids.

## **BACKGROUND**

On December 2, 2009, the Harbor Board adopted a resolution approving the Development Plan (D09-00005) and Regular Coastal Permit (RC-2-09) for the construction of the Harbor Aquatics Center and replacement of Harbor Lot 11B 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 and Beaches employees. The storage building will enclose the present open-air storage use on the lot and protect Harbor and Beaches 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.

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 projects will be returned to the Harbor Board in fall 2010 to review the construction bids and award a contract. Construction of both projects will begin October of 2010. The Harbor Aquatics Center project will be completed fall of 2011. The Harbor Lot 11B Restroom will be completed by spring of 2011.

## **COMMISSION OR COMMITTEE REPORTS**

The Harbor and Beaches Advisory Committee reviewed and concurred with the project on September 28, 2006.

**FISCAL IMPACT**

The FY 2009-10 Capital Improvement Program (CIP) budget includes a carry forward for the Harbor Aquatics Center which has an approximate balance of \$2,780,000 (910543700751) and for the Harbor Lot 11B Restroom \$250,000 (910527600751), for a combined total of \$3,030,000. Object codes required for projects 910543700751 and 910527600751 are 5355, 5305 and 5325.

The project costs are estimated as follows:

**Harbor Aquatics Center**

Construction	\$3,000,000
Construction Contingency, SDG&E, and Water Buy-in Fees	\$300,000
Consultant Construction Management, Inspection, and Testing	\$300,000
City Inspection and Administration	<u>\$150,000</u>
Total	\$3,750,000
Current Appropriation and open Purchase Order(s)	\$2,780,000
FY 10-11 Appropriation	<u>\$1,000,000</u>
Total	\$3,780,000

The unrestricted fund balance in Harbor Fund 751 is sufficient to allow for an appropriation of \$1,000,000.

**Harbor Lot 11B Restrooms**

Construction	\$300,000
Construction Contingency, SDG&E	\$50,000
Consultant Inspection and Testing	\$30,000
City Inspection and Administration	<u>\$15,000</u>
Total	\$395,000
Current Appropriation	\$250,000
FY 10-11 appropriation	<u>\$200,000</u>
Total	\$450,000

The unrestricted fund balance in Harbor Fund 751 is sufficient to allow for an appropriation of \$200,000.

**CITY ATTORNEY'S ANALYSIS**

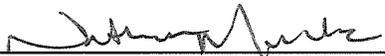
The referenced documents have been reviewed by the City Attorney and approved as to form.

**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 Harbor Lot 11B Restroom Projects, and authorize the City Engineer to call for bids.

PREPARED BY:

SUBMITTED BY:

  
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