

STAFF REPORT**CITY OF OCEANSIDE**

DATE: March 19, 2014

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **APPROVAL OF PLANS AND SPECIFICATIONS FOR THE BEACH RESTROOM PROJECT PHASE 1 AND AUTHORIZATION TO BID THE PROJECT**

SYNOPSIS

Staff recommends that the City Council approve the plans and specifications for the Beach Restroom Project Phase 1 (Breakwater Way, Sportfisher Drive, Tyson Street Park, Wisconsin Street and Mid-Pier Restrooms); and authorize the City Engineer to call for bids.

BACKGROUND

On January 6, 2010, the City Council approved a professional services agreement with RRM Design Group, to assist the City in developing concepts, facilitating community forums, entitlement approvals and the preparation of construction documents for the new beach area restrooms.

On September 4, 2013, the Community Development Commission approved a Regular Coastal Permit for the replacement and reconstruction of three public beach restrooms located at Breakwater Way, Sportfisher Drive and Tyson Street Park; and the remodeling of the public restrooms located at Wisconsin Street and Mid-Pier.

ANALYSIS**Beach Restroom Project Phase 1**

The project proposes the demolition and reconstruction of three public beach restrooms along The Strand at Breakwater Way, Sportfisher Drive, and Tyson Street Park. The primary design goal of the project was to achieve a maximum number of toilet stalls and amenities with a similar foot-print of the existing restrooms and to preserve public coastal views. The proposed design has oriented the new beach restrooms with the long axis of the building perpendicular to The Strand to increase the number of toilet stalls, while reducing the overall building footprint, preserving views and not encroaching onto additional sand. This orientation also improves security because the open corridors outside of the stalls will be visible from The Strand. Restroom entrances will be located on both the south and north sides of the structures. All of the water closet stalls are to be unisex.

The existing restrooms at Wisconsin Street and Mid-Pier will be remodeled with new fixtures and paint on the interior only. There will be no changes to the exterior or the building footprint.

The City held three public workshops (October 2010, January 2011, and March 2011) to solicit input from the public and the surrounding beach area community regarding the design of the beach restrooms. As an outcome of the community input process, the attendees of those meetings selected a contemporary architectural design as the most desirable. This selection was made from a number of proposed architectural styles. The restrooms will feature a butterfly roof, similar to the Harbor Lot 11 Restrooms, but with an open floor plan (Attachment "A"). All of the new restrooms will utilize the same design. The proposed building materials include masonry block walls with areas of colored stucco finishes, enhanced by stainless steel reglets, cast-in-place concrete and metal roofing. The color palette is a variation of shades of greys, blues, and whites.

The project bidding and implementation timeline is as follows:

- March 26, 2014 Contractor Prequalification and Bidding
- June 12, 2014 Open Bids
- August 6, 2014 Award Construction Contract
- October 2014 Start Construction
- August 2015 Project Completion

FISCAL IMPACT

As part of the Laguna Vista Sales Proceeds, \$3,000,000 was allocated by City Council and set aside as a General Fund assigned balance (101.3020.0192) to replace the beach area restrooms. The entire assigned balance of \$3,000,000 will be transferred to the Municipal Buildings Fund (581). The Beach Restroom Project Phase 1 and 2 account (907135100581) will be budgeted to expend the \$3,000,000 allocated to the project.

Beach Restrooms Project Phase 1(Breakwater Way, Sportfisher Drive, Tyson Street Park, Wisconsin Street and Mid-Pier Restrooms):

The Beach Restroom Project Phase 1 is estimated to cost approximately \$1,903,000. A complete analysis of the Beach Restroom Project Phase 1 costs will be provided after bids are opened. Estimated project costs and funding requirements are as follows:

Beach Restroom Project Phase 1 Estimated Cost:

Construction Contract		\$1,300,000
Construction Contingency		\$130,000
Construction Support		\$300,000
Sub Total		\$1,730,000
Administrative Allocation		\$173,000
Total		\$1,903,000

Beach Restrooms Project Phase 2 (Bath House, Beach Lock-Up, Beach Vendor Storage and public area):

After the completion of Phase 1, staff anticipates a remaining assigned fund balance of \$1,097,000 in the Municipal Buildings Fund to be used for Phase 2 of the project. Phase 2 of the project will include design and construction and is intended to address the Bath House Restroom, Lock-Up Building, Beach Vendor Storage and public area south of the Junior Seau Amphitheater. The exact scope of work for Phase 2 is unknown at this time, therefore estimated project costs for Phase 2 is unknown as well.

COMMISSION OR COMMITTEE REPORT

On July 24, 2013, the Downtown Advisory Committee reviewed this project and voted unanimously to recommend that the CDC approve the project.

CITY ATTORNEY ANALYSIS

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

RECOMMENDATION

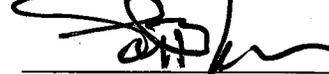
Staff recommends that the City Council approve the plans and specifications for the Beach Restroom Project Phase 1 (Breakwater Way, Sportfisher Drive, Tyson Street Park, Wisconsin Street and Mid-Pier Restrooms); and authorize the City Engineer to call for bids.

PREPARED BY:



Nathan Mertz
CIP Manager II

SUBMITTED BY:



Steven R. Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

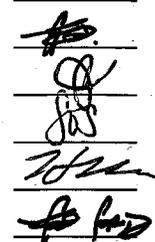
George Buell, Development Services Director

James Riley, Financial Services Director

Scott O. Smith, City Engineer

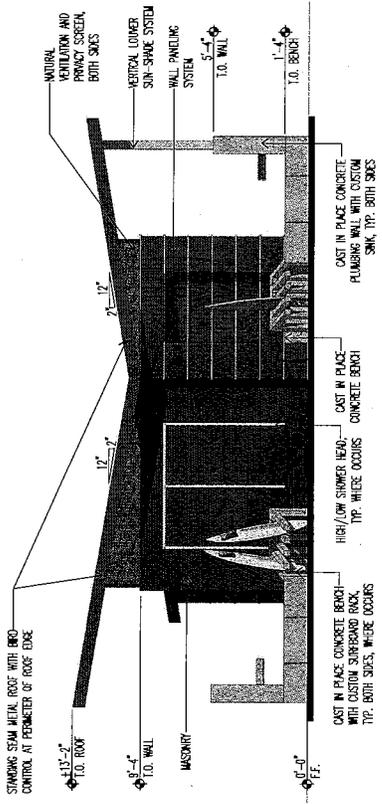
Hans Kiel Koger, Public Works Division Manager

John Helmer, Downtown Area Manager



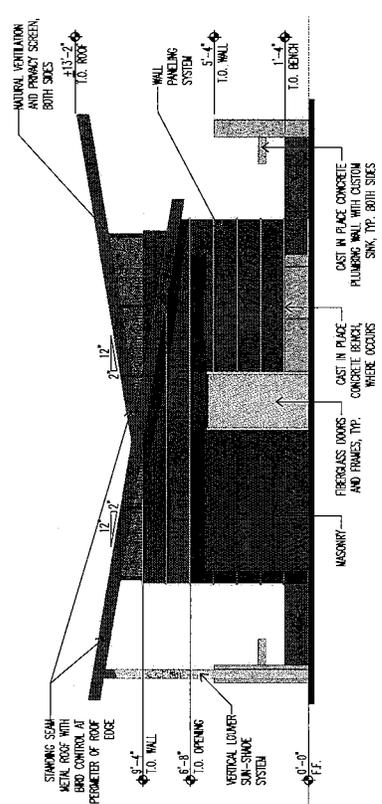
Attachments:

Attachment A – Beach Restroom Floor Plans and Elevations



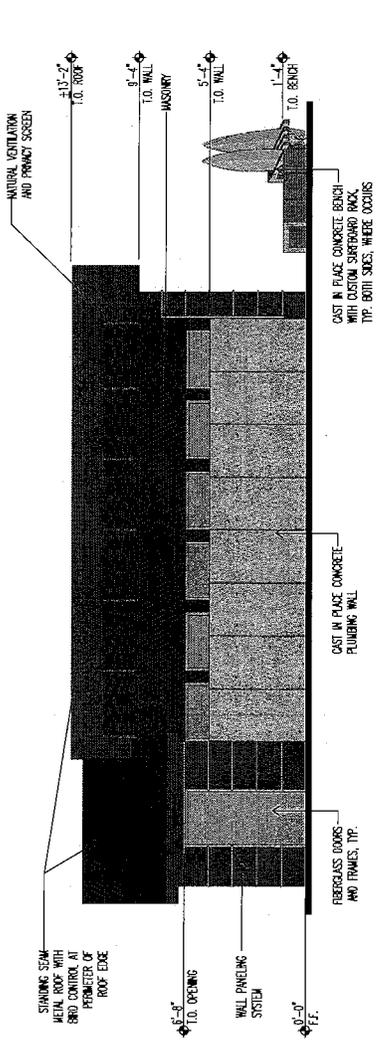
EXTERIOR ELEVATION-WEST

SCALE: 3/8" = 1'-0"



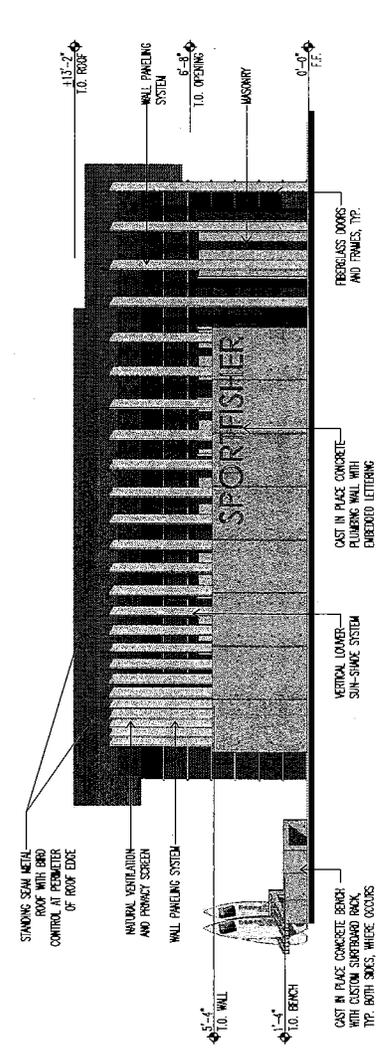
EXTERIOR ELEVATION-EAST

SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION-NORTH

SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION-SOUTH

SCALE: 3/8" = 1'-0"

SPORTFISHER DRIVE (BREAKWATER WAY AND TYSON STREET, SIMILAR) - ELEVATIONS



rrm design group inc.
residential-commercial-interior

2309501
March, 2011

SCALE: 3/8" = 1'-0"

CITY OF OCEANSIDE | BEACH RESTROOM FACILITIES