

COUNCIL ACTION FORM

SUBJECT: **BROOKSIDE PARK RESTROOM
RENOVATION PLANS & SPECIFICATIONS**

BACKGROUND:

The Brookside Park restroom building was constructed in the 1930s as a Civilian Conservation Corps (CCC) project and over the years, it has served as the Parks Maintenance Facility and, most recently, as the park restroom. On May 5, 2018, a fire started in a garbage can under the building's overhang and caused approximately \$50,000 in damage.

At its September 25, 2018 meeting, the City Council approved eliminating the current male and female restrooms and replacing them with four gender neutral, ADA compliant restrooms. The roof will be rebuilt and the shingles replaced with a brown metal roof. Skylights for each restroom will be added to allow daylight and reduce the need for lights to be on during the day. Infrared occupancy sensors are to be installed and will turn on lights based on body temperature. This feature will serve multiple purposes as it will not only turn on the lights when needed, the lights will stay on as long as someone is in there and will illuminate the dome on the skylight. If this happens outside of park hours, the lit dome will be an indicator for Police to check the restroom while they are on patrol. In addition, a door will be added to the south side to access the mechanical room. The picture below illustrates what the renovated restroom will look like.



ISG, Des Moines, Iowa, was hired to develop plans and specifications, prepare a cost estimate, and provide project management for this project. The engineer's cost estimate for the restroom renovation project which includes a 10% contingency is shown below:

Engineer's Estimate:	Amount
Restroom Renovation	\$199,788
Building Assessment (after fire)	2,068
Engineering	21,750
Total Estimate	\$223,606

At its September 25, 2018 meeting, City Council approved the use of funding from various CIP projects (shown below) for a total of \$219,706 to be used for this project.

Funding Source	Amount
Brookside Park Restroom Project (less 2016 design fees)	\$ 69,080
Insurance Payment	24,804
South River Valley Shelter Savings	1,242
Auditorium Sound Shell Savings	15,830
Furman Aquatic Center Painting Projects Savings	3,750
Ames High Tennis Court Repairs	25,000
North River Valley Park Restroom Renovation	30,000
ADA Transition Projects	50,000
Total	\$219,706

With the Engineer's estimate of \$223,606 and identified funding of \$219,706, there is a funding shortfall of \$3,900. The Brookside Park Path Lighting Project is complete and has savings of \$10,425 that can be used for the restroom renovation project.

ALTERNATIVES:

1. Approve the:
 - a. Plans and Specifications for the Brookside Park Restroom Renovation Project and set the bid due date for September 25, 2019, and October 8, 2019, as the date of hearing and award of the contract; and
 - b. Use of \$3,900 of savings from the completed Brookside Park Path Lighting Project as described above for the Brookside Restroom Project.
2. Do not approve the plans and specifications at this time, delaying the Brookside Park Restroom Renovation Project.
3. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The Parks Master Plan indicates permanent restrooms are an amenity to be located in community parks. Since Brookside Park is a community park, it is reasonable to renovate

the current restroom. **Renovating the current restroom facility and adding four gender neutral restrooms that meet ADA requirements is a way to provide restrooms that can be used by the wide diversity of park users and complete the project with the available funding. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as stated above.**