





AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: February 5, 2019


Agenda Item 6F

Approvals:

City Manager 

Dept. Head 

Attorney 

Finance 

Department: Public Works / Engineering Division
Prepared By: Shawn Ryan, Associate Civil Engineer

Subject: *AUTHORIZATION TO PURCHASE A PREFABRICATED RESTROOM THROUGH THE NATIONAL PURCHASING COOPERATIVE FROM THE PUBLIC RESTROOM COMPANY FOR VISTA BAHIA PARK RESTROOM REPLACEMENT, PROJECT NO. 17512.*

Fiscal Impact: Yes. The project was budgeted for \$400,000 from the General Fund. Additional funding in the amount of \$200,000 is needed to construct the project. A transfer from the Bonito Canyon Park Restroom project to the Vista Bahia Restroom Park project is recommended to fulfill the funding gap as further described below.

Summary: Staff recommends that City Council authorize the purchase for a prefabricated restroom from the Public Restroom Company (PRC) for Vista Bahia Park Restroom Replacement by authorizing a membership with the National Purchasing Cooperative (dba Buyboard). Membership in Buyboard allows public agencies to purchase products and services from vendors established through a cooperative public bid process.

Background: The restroom at Vista Bahia Park has met its useful life and is in need of replacement. It has been determined that a prefabricated restroom building will provide cost savings as compared to typical on-site construction methods. Savings are largely due to the restroom buildings having several stock floor plans that are pre-designed and constructed at an offsite facility which provided savings in architectural and labor costs. This method of project delivery also expedites the construction timeline since building fabrication is the longest lead item on this type of project.

The Architectural style for the proposed restroom is Spanish Colonial Revival (SCR) as required by the City Centennial General Plan. The design of the restroom structure was approved by the Zoning Administrator (ZA) through a public hearing which took place on May 17, 2017. The project was also reviewed and recommended for approval by the Design Review Subcommittee (DRSC) prior to the public hearing.

In addition to the prefabricated restroom, site improvements at the park are required to "accept" the delivery of the prefabricated structure. Site improvement plans have been prepared to address required ADA accessibility from the parking lots, hardscape, drainage and a pad for the prefabricated restroom foundation. The site work is planned to be advertised for public bidding and subsequently recommended for City Council award, while the restroom building is being fabricated.

Initially both Vista Bahia Park and Bonito Canyon Park were slated to have prefabricated restrooms and park improvements installed together. Initial estimates for the restrooms provided by PRC in December 2016 established a capital improvement project budget of \$400,000 for each restroom and park improvements. Since then, prices for both the park improvements and restrooms have increased, resulting in updated total estimated project costs of \$600,000 each. This is due to factors such as increased material costs and details of the final designs which weren't known when initially estimating the project. For cost comparisons staff researched similar concrete block type buildings that have been recently constructed in the City of San Clemente and determined that the prefabricated restrooms, even at the higher updated estimated cost, would be competitive to build-in-place restroom facilities.

Given the current budget shortfall, staff recommends proceeding with only the Vista Bahia restroom at this time, and transferring funds from the Bonito Canyon restroom project to make up that shortfall. Replacement of the Vista Bahia restroom also satisfies a requirement by the OC Health Care Agency related to a separate project to rebuild the damaged concession/announcer's building at the Vista Bahia baseball field. That is, by timely replacement of the Vista Bahia restroom, a new additional restroom facility will not be required as part of the reconstruction of the damaged concession/announcer's building.

To replace the \$200,000 transferred from the existing Bonito Canyon restroom replacement, staff would include this amount in the upcoming Fiscal Year 2020 Capital Improvement Program budget, after which the Bonito Canyon restroom project could proceed.

Discussion: Staff recommends purchase of the prefabricated restroom facilities by becoming a member of Buyboard national purchasing cooperative through execution of their participation agreement. Buyboard provides government agencies with an opportunity to efficiently procure items at lower costs. Buyboard is a collaborative between the National School Boards Association (NSBA), several State School Boards Associations, school districts and other government entities including cities, municipalities, counties, public universities and other local government agencies. Buyboard was developed to comply with state laws which require government entities to make purchases from an approved list of vendors who have gone through a competitive bidding process. The National Purchasing Cooperative Interlocal Participation Agreement and proposal letter from Public Restroom Company are on file at the City Clerks office. Purchase of the restroom buildings from the Buyboard cooperative complies with and is allowable per City Policy No. 201-2-1. There is no cost to the City to join the Buyboard purchasing cooperative, but the City needs to execute a participation agreement to join.

Recommended

Action: STAFF RECOMMENDS THAT the City Council:

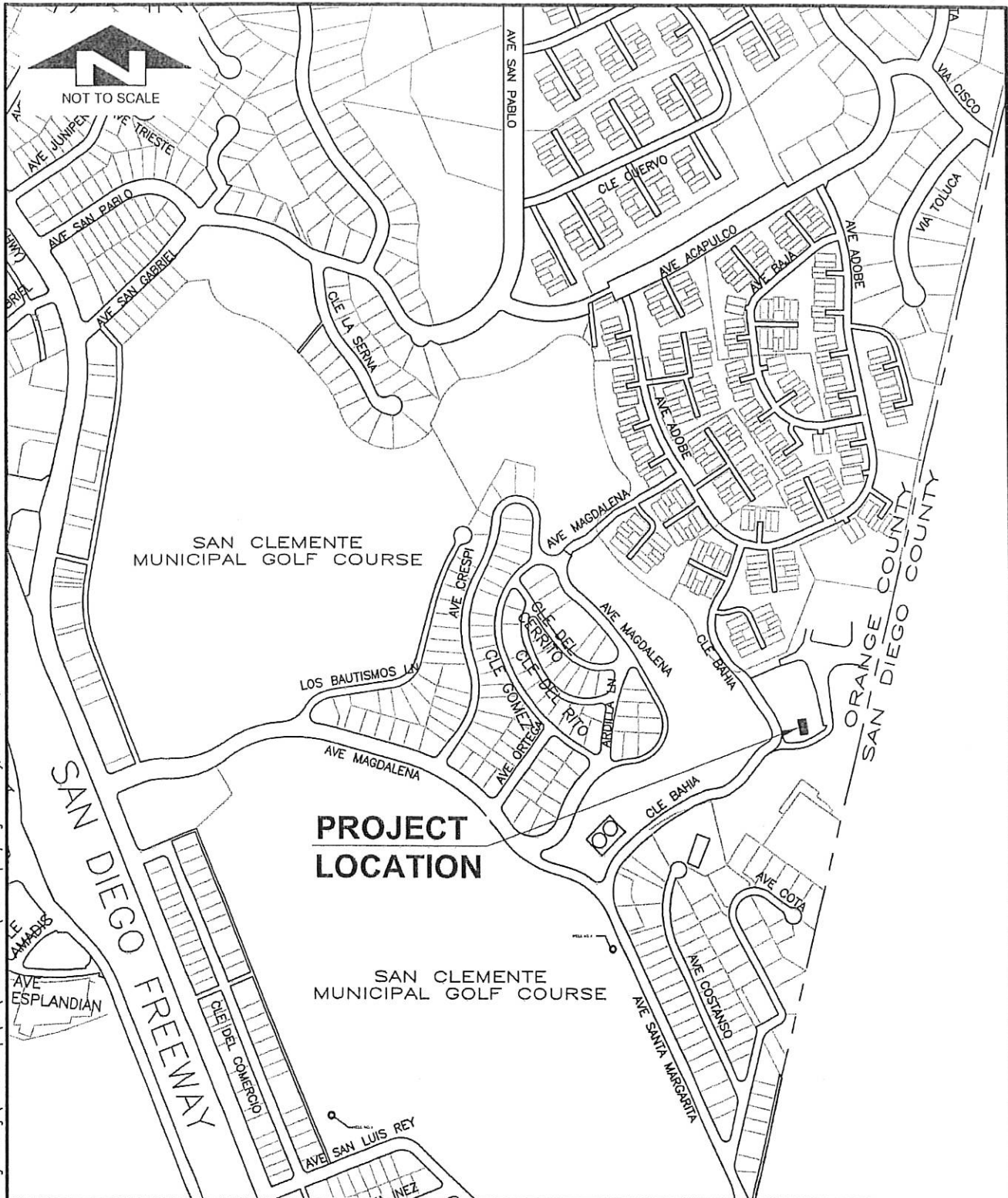
1. Authorize the City Manager to execute the National Purchasing Cooperative Interlocal Participation Agreement, providing for the purchase of the Bonito Canyon and Vista Bahia Restroom Replacements; and

2. Authorize the City Manager to approve a transfer in the amount of \$200,000 from Account No. 001-635-45300-000-17511 (Bonito Canyon Park) to Account No. 001-635-45300-000-17512 (Vista Bahia) for the purchase and installation of one prefabricated restroom and improvements for Vista Bahia Park.
3. Authorize the City Manager to execute Contract No. _____ with Public Restroom Company in the amount of \$343,425 for the purchase of one prefabricated restroom for Vista Bahia Park.
4. Approve an as-needed contingency of \$15,000 for the Vista Bahia restroom purchase contract; and
5. Direct staff to include \$200,000 in the Fiscal Year 2020 Capital Improvement Program budget to supplement existing funding for the Bonito Canyon Restroom replacement project.

Attachment: 1. Vista Bahia Park Location Map
2. Public Restroom Company Restroom Exhibit

Notification: None.

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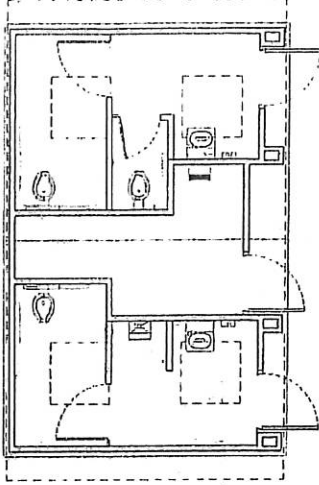
City of San Clemente

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LOCATION MAP

**VISTA BAHIA PARK
 RESTROOM REPLACEMENT**

P.N. 17512 2-5-19 / 6F-4

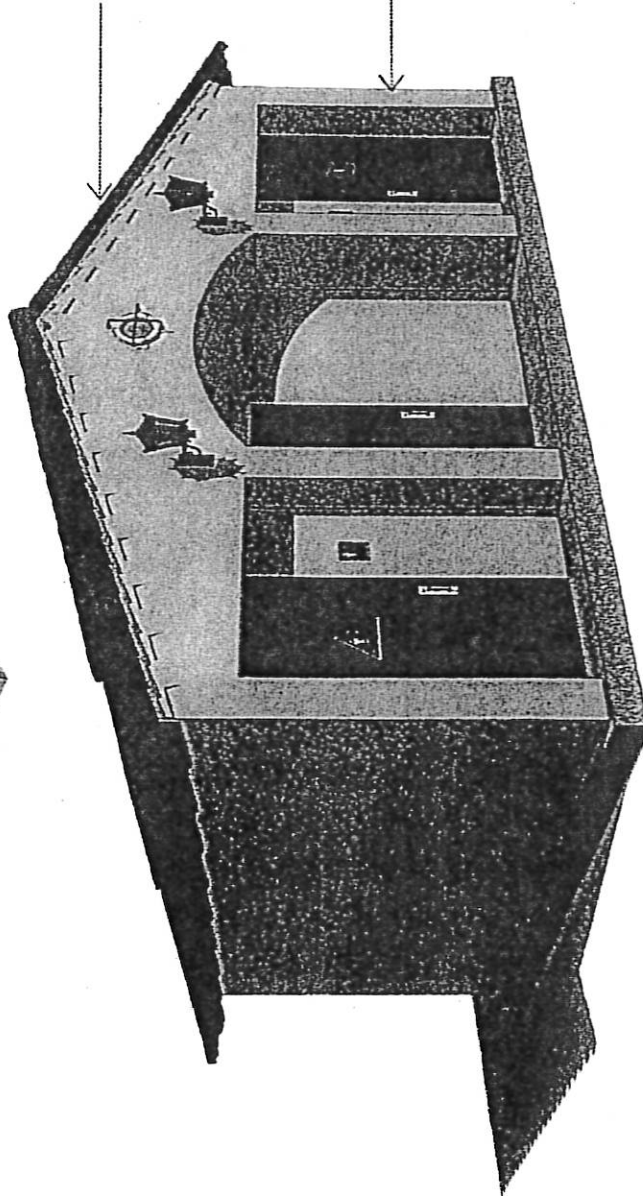
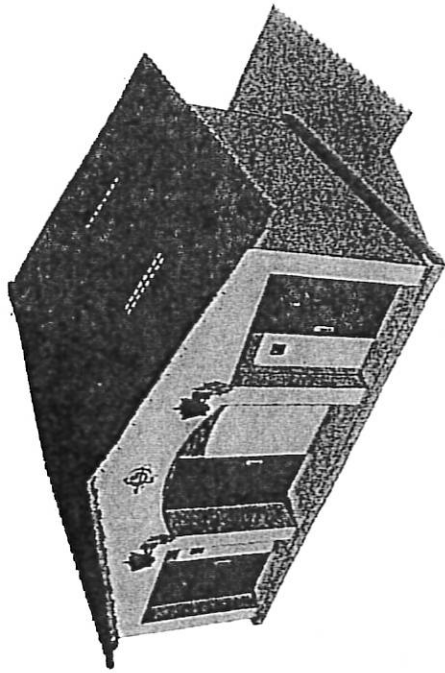


FLOOR PLAN

SCALE: NOT TO SCALE

A. Two-piece clay tile roofing shall be used with booster tiles on the edges and ridges and random mortar packing. The mortar shall be packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridge line, and shall be packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as bird stops at the roof edges. The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to each tile. [Citation - City of San Clemente Design Guidelines, November 1991]

B. Stucco walls with a 'steel, hand trowel' (no machine application), smooth Mission finish and slight undulations (applied during brown coat) and built-nosed corners and edges, including archways (applied during lathe), with no control/expansion joints. [Citation - City of San Clemente Design Guidelines, November 1991]



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www.PublicRestroomCompany.com

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RESTROOM BUILDING

ARTIST IMPRESSION: 3D RENDERING ONLY FOR REPRESENTATION. COLORS AND MATERIALS ARE SUBJECT TO CHANGE

VISTA BAHIA PARK

SAN CLEMENTE, CALIFORNIA