



City of Brookings

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Date	Ver.	Action By	Action	Result
9/12/2017	1	City Council	approved	
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9/12/2017	1	City Council		

Discussion and possible action to proceed with the Sexauer Park Restroom Project.

Summary:

The Parks, Recreation & Forestry Department is requesting approval from the Mayor and City Council Members to continue moving forward with the design and bidding process for the demolition of the existing restroom at Sexauer Park and construction of a new restroom on existing the footprint.

Background:

The current restroom and shower facility constructed in 1982 is in need of replacement. The current restroom is not ADA compliant, and because of its age, the fixtures, plumbing, and roof system is deteriorating. Sexauer Park is the only park in Brookings where camping is allowed. The campground contains 18 paved pads suitable for trailers, RVs, campers and similar vehicles. Additionally, there is a large grass site available for tents. The east portion of Sexauer Park consists of a playground, sand volleyball courts and a multi-purpose open green space area.

The project would include removing the existing restroom and shower facility and replacing it with a new comfort station facility. The current facility includes a women and men's restroom and a utility room. The women's restroom consists of three toilet stalls, a sink and one shower. The men's restroom consists of one urinal, two toilet stalls, a sink and one shower. The new proposed restroom would be located in the same location as the current facility. The facility would consist of four separate unisex restrooms. The restrooms would be ADA compliant and each would include a toilet, sink, and shower. The floor plan would increase the number of showers available, provide additional privacy and be an efficient dual use facility for the campground users as well as the park patrons.

The timeline for the project is to continue the design and bid process this fall with a final project completion date by mid-June 2018.

Fiscal Impact:

Cost Estimate

Working with an architect on the design and specifications for the Sexauer Park restroom project the estimated cost is:

• Architect Professional Services:	\$22,500 (not included in <i>Contingency</i>)
• General Building Construction:	\$140,950.00
• Mechanical Construction:	\$50,000.00
• Electrical Construction:	\$25,000.00
• Civil: (placeholder/unconfirmed)	\$21,614.00
• <i>Contingency (10%)</i>	<i>\$23,756.40</i>
Total:	\$283,820.40

Capital Improvement Plan

- 2015 CIP budget \$140,000 was approved to construct a new restroom facility at Pioneer Park.
- 2016 CIP budget \$140,000 was approved to construct a new restroom/shower facility at Sexauer Park.
- Pioneer Park restroom was not built in 2015 and the \$140,000 was rolled over to the 2016 CIP budget.
- Total allocated for both projects in the 2016 CIP budget was \$280,000.
- Pioneer restroom was bid out and completed in 2016 at a cost of \$197,246.
- Rolled over into the 2017 CIP for the Sexauer Park restroom project was the remainder of the \$280,000, which amounts to \$83,753.

In the 2017 CIP there is \$200,000 allocated to resurface/reseal the parking lot at Dwiggins/Medary Park. This project is on hold because at this time it is unknown what the potential redesign of the Bob Sheldon Athletic Field Complex and the surrounding ballfields will be. This is a project that we are currently working on internally and with various user groups to create a plan on how to proceed moving forward.

Recommendation:

Staff recommends that the \$200,000 allocated in the 2017 CIP for the parking lot project be redistributed and utilized for the construction of the Sexauer Park Restroom Project.

Attachments:

Photos

Restroom Rendering