



**CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
MEMORANDUM**

Date: June 13, 2017

To: Honorable Mayor and City Councilmembers

From: Andrew Brozyna, Public Works Director

Subject: 6/15/17 Agenda, Item 5b - Supplemental Cost Analysis of Public Restrooms

Analysis:

At the April 12, 2017 City Council Meeting, City Council awarded Adrian Gaus Architects Inc. the contract for the design of four (4) Zero Net Energy (ZNE) public restrooms and the remodel of one (1) existing restroom for City of Hermosa Beach parks in the amount of \$115,000.

Following this, staff revised the CIP No. 15-669 for FY 2017-18 to include Design and Construction for all restrooms and increase the budget request for all restrooms from \$612,000 to \$1,085,000. The FY16/17 budget estimates were based on the cost of two pre-fabricated units for Fort Lots-of-Fun and Seaview Park and does not include connection to utilities, transportation, and installation costs. It was further determined that pre-fabricated units cannot be set in place without significant site alterations and preparation that would significantly increase the cost of these units. Moreover, cost estimates for South Park were for a remodel of existing restrooms and did not include the construction of new restrooms to accommodate the increased demand at this location.

The purpose of this memorandum is to provide cost comparisons for public restrooms that are similar in size and scope to CIP Project No. 15-669 (Table 1). In response to concerns that the construction costs were higher due to Zero-Net Energy (ZNE) requirements, staff assessed recent design and construction costs for non-Zero-Net Energy public restrooms in California, including new construction and remodels (Table 2). The construction cost estimates for CIP No. 15-669 are consistent, or lower, than construction costs for non-ZNE public restrooms.

Furthermore, Adrian Gaus Architects Inc. was contracted by the City of Hermosa Beach to design the 2nd and 22nd street beach bathrooms and are familiar with local labor and material costs. For ZNE bathrooms, minimizing the energy use through efficient building design is the fundamental design criterion and a priority for this project. They are not largely different from current building code requirements but do include enhanced water conservation practices such as utilizing grey water or recycled water for allowable uses where available, passive ventilation and lighting and solar for nighttime lighting, optimizing building orientation, and using site specific shading features such as trees for temperature control.

The contractor stated that there is no difference in the design costs for regular and ZNE public restrooms and construction cost differences would be marginal, if any. The consultant will present the City with concept designs and options for fixtures and materials. Long-term advantages of ZNE restrooms include lower operating

and maintenance costs, better resilience to power outages and natural disasters, and improved energy security in addition to environmental benefits.

Table 1. Type and Quantities of Fixtures for Hermosa Beach Park Restrooms

Location	Type			Quantities					
	Unisex/ ADA Family	Single Occupant Gender Specified Restroom	Gender Specified Restroom	ADA Adult Size toilet	Regular Adult Size Toilet	Child Size Toilet	Hands Free Soap	Sink (Exterior)	Air Dryer
Seaview Park	1	0	0	1	0	1	1	1	1
Fort Lots of Fun	1	0	0	1	0	1	1	1	1
South Park (New)	1	2-4	0	1	2-4	1	2-4	2	2
South Pak (Remodel)	1	0	2	1	AMAP	1	3	2	2
Clark Field	2	6-8	0	2	6-8	0	3	2	2

CIP No. 15-669 Budget

Design Costs: \$115,000

Contingency: \$15,000

Construction Costs: \$859,500

Construction Cost Contingency: \$95,950

Total Budget Requested: \$1,085,000

Table 2. Construction and Design Costs for Public Restrooms

Location	Costs		Description					
	Design Costs and Contingency (\$15,000)	Construction Cost Estimate and Contingency	Number of Restrooms	New Construction	Remodel	Total Number of Stalls (ADA/Regular)	PreFab (Y/N)	ZNE (Y/N)
Seaview Park	\$20,400	\$152,468	1	1		1/0	N	Y
Fort Lots of Fun	\$20,400	\$152,468	1	1		1/0	N	Y
South Park (New)	\$30,000	\$224,217	1	1		1/2-4	N	U
South Pak (Remodel)	\$10,000	\$74,739	1		1	1/AMAP	N	Y
Clark Field	\$34,200	\$255,608	1	1		2/6-8	N	Y
Total	\$130,000	\$955,000	5	4	1	6/14	N	Y
Y=YES, N=NO, U=UNKNOWN								
City of Hermosa Beach, Beach Restrooms (2012)		\$1,300,000	2	2	0	2/12	N	N
City of Santa Monica, Clover Park Facility Replacement Project (2016)	\$114,410		2	0	2	U	N	N
City of Santa Monica, Hotchkiss and Marine Park (2014)		\$700,000	1	1	0	2/13	N	N
City of Santa Monica, Ocean Front Walk Restrooms (2014)		\$485,000	2	0	2	U	N	N
City of Glendale, Scholl Park and Concession Stand (2017)		\$350,000	1	1	0	U	N	N
City of Long Beach, Beach Restroom Remodel (2014)		\$949,139	3	0	3	U	N	N
Mill Valley, Downtown Public Restrooms (2015)		\$235,000	1	0	1	2/0	N	N
City of Santa Barbara, Park Restroom Renovation Program (2011)		\$893,000	5	0	5	U	N	N
City of Oceanside, Phase 1 Restroom Project (2014)		\$1,903,000	5	3	2	AMAP	N	N
City of Manhattan Beach, Village Field Restroom Upgrades (Proposed FY20/21 CIP-not funded)		\$400,000	1	U	U	U	N	N