

**COUNCIL ACTION FORM**

**SUBJECT:**      **BROOKSIDE PARK RESTROOM RENOVATION**

**BACKGROUND:**

The Brookside Park restroom building (shown below) was constructed in the 1930s as a Civilian Conservation Corps (CCC) project. Over the years it has served as the Parks Maintenance Facility and, most recently, as the park restroom. The current configuration of the building is shown in Attachment A and consists of a men's restroom, women's restroom, and storage space. The restrooms have no doors and the walls have a stucco type surface. The original windows have been removed and the space filled with glass blocks and other material.



In 2016, the Parks and Recreation Department contracted with ISG, Des Moines, to develop plans and specifications for renovating the restroom facility. The proposed project was to upgrade light fixtures and controls, add doors to the restrooms, install a smooth wall material, upgrade plumbing fixtures, and address any ADA compliance issues. Adding a family restroom was also discussed as part of this project. Several alternatives were proposed and the project was put on hold as cost estimates exceeded the \$75,000 originally budgeted for the project.

On May 5, 2018, a fire started in a garbage can under the building's overhang and caused approximately \$50,000 in damage as shown below.



ISG was contracted to assess the building and give cost estimates for three options to return a functional restroom to the park. The report detailing the assessment is Attachment B. **In summary, ISG found the structure to be sound; however, the walls, inside and out, did receive some smoke damage. The roof needs to be replaced as well as some of the restroom partitions and lights. Most of the restroom fixtures could be reused.**

#### **DESIGN ISSUES TO CONSIDER:**

The first issue to consider is to rebuild using the current building structure or demolish the current structure and replace with a new building. The current building does have a long history, but is not a listed historical structure. Multiple changes have occurred to this building over the years; however, the building shell has been in the park for approximately 80 years. As stated in ISG's report, the structure is sound and could be reused if the City Council chooses to do so.

In addition, the restroom building is in the floodway and there are parameters as to what can be done in the floodway. If the structure stays, the building can be renovated and meet the floodway parameters. If the structure is demolished and a new building constructed, the new building footprint would need to be the same or smaller as the current structure and the orientation of the building would need to stay the same as well.

The second issue is whether to create gender neutral restrooms, continue with the traditional men's and women's configuration, or have a combination of both. The nationwide trend is moving towards having gender neutral restrooms which are also great options for families with small children. Staff met with the Ames Pride group this past summer and feedback included making all restrooms gender neutral.

**DESIGN OPTIONS AND ASSOCIATED COST ESTIMATES:**

Attachment B outlines the three original options evaluated by the design consultant. After completion of the original report, two additional options were evaluated. The table below describes all five design options.

<b>Design Options</b>	<b>Description</b>	<b>Construction Estimate</b>	<b>Contingency (5%)</b>	<b>Design Fees (11.25%)</b>	<b>Total</b>
A	Keep the current structure, replace the roof, keep the men’s and women’s restroom, and add an ADA compliant/gender neutral restroom as shown in Attachment C.	\$130,241	\$ 6,512	\$15,343	\$152,096
B	Keep the current structure, replace the roof, and renovate the interior to include four gender neutral restrooms. This configuration is shown at the end of Attachment B.	\$180,000	\$ 9,000	\$21,262	\$210,262
C	Demolish the current structure, build a new building using conventional construction which would include four gender neutral restrooms.	\$265,000	\$13,250	\$31,303	\$309,553
D	Demolish the current structure and replace with a prefab structure which would include four gender neutral restrooms.	\$227,000	\$11,350	\$26,814	\$265,164
E*	Demolish the current structure and contract with a vendor to provide portable restrooms in Brookside Park (four standard and two ADA compliant portables).	\$12,000			\$ 12,000

\*There would be an annual expense of \$2,849 and most likely increase yearly.

**POTENTIAL FUNDING SOURCES:**

Available funding is shown below with the largest amount (\$69,080) remaining from the original renovation project. The insurance payment and savings from several completed projects is also included. The \$25,000 for Ames High Tennis Court repairs is available since this project will not take place due to the Ames Community School District building new courts on its 24<sup>th</sup> Street site and the current high school courts set to be demolished in 2019.

The intent of the North River Valley Park Restroom Renovation was to bring the building into compliance with ADA standards as well as repair some structural items. This project has been on hold as \$30,000 will not cover the cost of the work. Staff has also been working on a redesign of the park space which includes installing a new restroom and shelter adjacent the flat space used for soccer, ultimate Frisbee, lacrosse, and other activities. Rather than continuing to carry over this money, it could be used for the Brookside restroom project.

Beginning in FY 2016/17, \$25,000 has been allocated each year for projects to be identified in the ADA Transition Plan which will be completed this year. A total of \$50,000 has been carried over to FY 18/19 for ADA related projects. Since this project will bring the restrooms into compliance with ADA standards, using these funds for this project appears to be an appropriate use of these funds.

<b><u>Source</u></b>	<b><u>Amount</u></b>
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
<b>Total</b>	<b>\$219,706</b>

**PARKS AND RECREATION COMMISSION COMMENTS:**

At its September 20, 2018 meeting, the Commission discussed the following alternatives and favors the construction of four gender neutral restrooms. They also understand that Council may choose to not reallocate funding identified above to cover the cost of any of the alternatives which include four gender neutral restrooms. **Therefore, the Commission recommended City Council to direct staff to pursue Alternative 2 (renovating with four gender neutral restrooms). However, if the Council decides to not reallocate sufficient funds to finance this alternative, the Commission feels Alternative #1 is a good compromise.**

## **ALTERNATIVES:**

1. Direct staff to:
  - a. Develop plans and specification to renovate the current Brookside restroom to include the current men's and women's restrooms and one ADA compliant gender neutral restroom;
  - b. Use savings from completed CIP projects as listed above for the Brookside Restroom Project; and
  - c. Use funds from the Ames High Tennis Court Repair Project and the North River Valley Park Restroom Renovation Project for the Brookside Restroom Project.

***The engineer's total cost estimate for this alternative is \$152,096 and there appears to be enough funding identified to move forward.***

2. Direct staff to:
  - a. Develop plans and specification to renovate the current Brookside restroom to include four gender neutral restrooms;
  - b. Use savings from completed CIP projects as listed above for the Brookside Restroom Project; and
  - c. Use funds from the Ames High Tennis Court Repair Project and the North River Valley Park Restroom Renovation Project for the Brookside Restroom Project.

***The engineer's total cost estimate for this alternative is \$210,262 and there appears to be enough funding identified to move forward.***

3. Direct staff to:
  - a. Move forward with plans to demolish the current Brookside restroom;
  - b. Develop plans and specifications using conventional construction to build a new restroom in Brookside Park to include four gender neutral restrooms;
  - c. Use savings from completed CIP projects as listed above for the Brookside Restroom Project; and
  - d. Use funds from the Ames High Tennis Court Repair Project and the North River Valley Park Restroom Renovation Project for the Brookside Restroom Project.

***The engineer's total cost estimate for this alternative is \$309,553 and would require additional funding.***

4. Direct staff to:
  - a. Move forward with plans to demolish the current Brookside Restroom;
  - b. Develop plans and specifications for a prefab concrete structure to be installed in Brookside Park to include four gender neutral restrooms;

- c. Use savings from completed CIP projects as listed above for the Brookside Restroom Project; and
- d. Use funds from the Ames High Tennis Court Repair Project and the North River Valley Park Restroom Renovation Project for the Brookside Restroom Project.

***The engineer's total cost estimate for this alternative is \$265,164 and would require additional funding.***

- 5. Demolish the current structure, do not rebuild the Brookside restroom, and contract with a vendor to provide portable restrooms in Brookside Park.

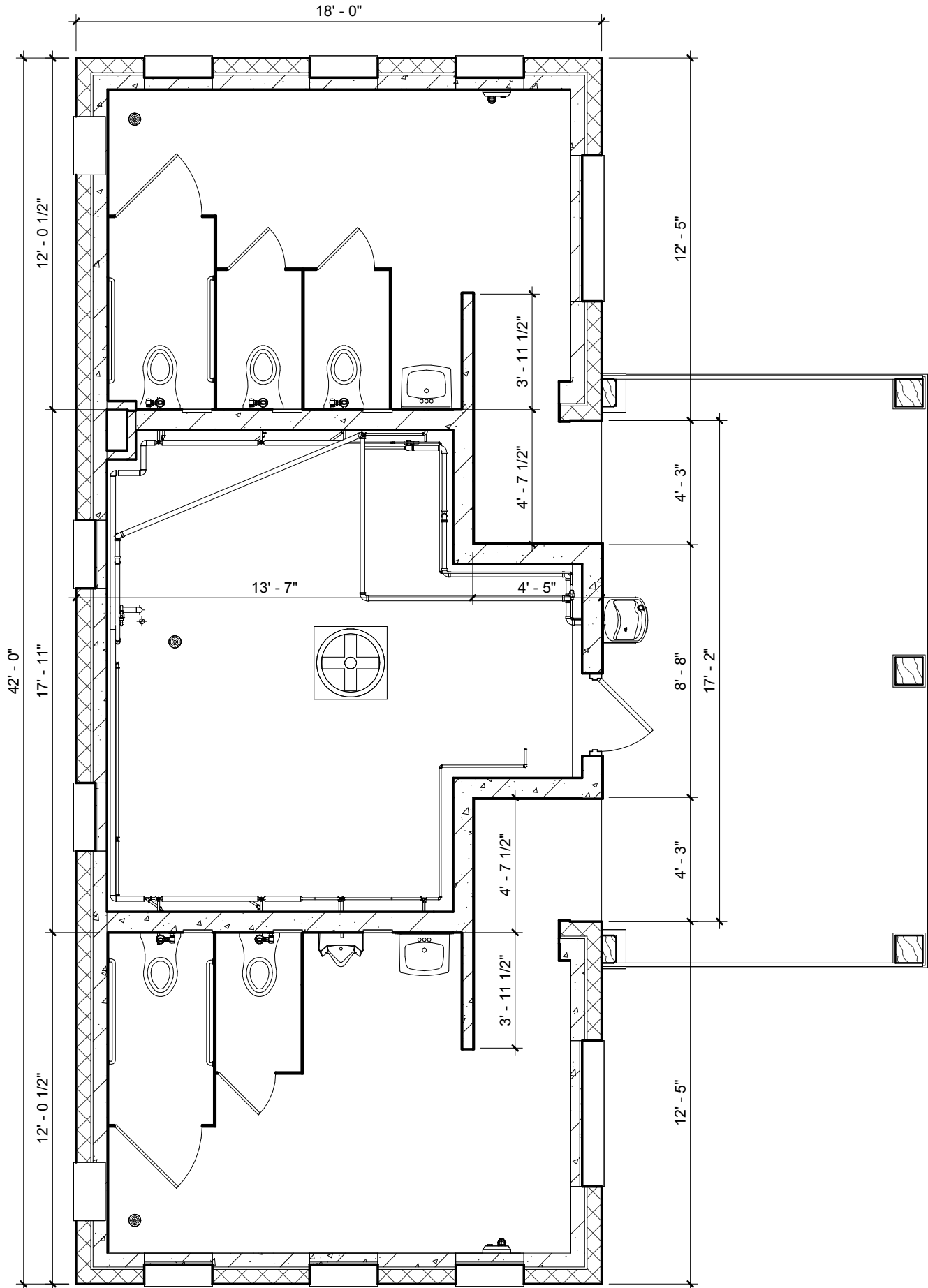
***The engineer's total cost estimate for this alternative is \$12,000 with an annual rental cost for portable toilets of \$2,849 and there appears to be enough funding identified to move forward.***

- 6. 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 or replace the current restroom. **With the national trend moving to providing gender neutral restrooms, it is also advisable to rebuild the facility with gender neutral restrooms.**

**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 #2 as stated above.**



August 15, 2018

## ATTACHMENT B

Keith Abraham  
Parks & Recreation Director  
City of Ames  
1500 Gateway Hills Park Drive  
Ames, IA 50010  
kabraham@city.ames.ia.us

RE: Brookside Park Restroom

Dear Keith,

Based on our meeting and site visit of July 23, 2018, ISG's assessment and recommendations for the fire-damaged Brookside Park Restrooms is presented for your consideration below.

### Background

The restroom facility at Brookside Park was originally constructed as a Civilian Conservation Corps project in the 1930s. The structure consists of limestone and structural clay masonry walls with a stick-framed wood roof structure. Male and female restroom facilities are currently located on either side of a central shop/storage space. It is evident that the building has undergone some alterations over the years, including relocation of the doors to men's and women's rooms from the ends of the building to the east side. It appears the covered entrance gable was added at a later date, possibly when the doors were relocated.

Due to its immediate proximity to Squaw Creek and the larger watershed of the Skunk River, the building has been inundated numerous times, requiring a considerable cleanup and repair efforts by the City's maintenance staff after each flood to return the facility to normal operation.

During a previous ISG project to explore remodeling of the building, we observed prior fire damage in the attic with charring evident on some of the wood rafters, but was not a cause for concern as the previous repairs had stabilized the structure. The 2016 remodeling project was put on hold and the facility continued to serve the park until it was closed for the season in fall of 2017. Then, in the spring of 2018, a fire originated in a trash container below the covered entrance, engulfing much of the attic space and severely damaging the roof and ceiling structure.

### Assessment of Existing Building

The fire destroyed the majority of the wood framed roof and canopy structure. At the time of our visit, the canopy had been completely removed and about half of the roof on the main bathroom building was missing. The remaining wood roof structure appears to be in poor condition and beyond repair, and our recommendation is to demolish and replace the wood roof structure entirely. Any of the remaining wood ceiling planks should be removed as well. The existing masonry walls, however, appear to be stable and suitable for reuse. The fire did cause some discoloration at some of the masonry surfaces but otherwise the masonry did not appear to sustain any significant damage. Any masonry surface that is to remain should be thoroughly cleaned of any soot or smoke discoloration. It is our opinion that reusing the existing foundation and masonry walls would be the most cost-effective way to return the bathroom structure back into working operation. In order to rebuild the roof, new metal-plate-connected wood roof trusses with the same profile of the old roof could be installed to bear on the existing masonry walls. With respect to the interior, the porcelain plumbing fixtures did not appear to suffer any damage in the fire, and could possibly be salvaged for future use. The solid plastic toilet partitions on the men's side appeared to be reasonably unaffected by the fire and may be salvageable, but partitions on the women's side appeared to have warped and deformed due to the intense heat.



## Moving Forward

In our previous discussions about possible rebuilding or replacement scenarios, we identified the desire to create four new unisex restrooms, mindful of current trends which include provisions for accessibility, family restrooms, non-gender-specific facilities, and ease-of-use for those caring for older children and adults with special needs.

With that in mind, we discussed these possible options. In all cases we would aim to provide a facility that is flood- and fire-resistant, and serves the community's needs while minimizing operational and maintenance costs.

1. Rebuild in place Estimated construction cost: \$180,000
  - a. Demolish fire-damaged roof structure and remove interior walls
  - b. Remove interior fixtures and walls
  - c. Reuse existing masonry structure and foundations
  - d. New roof trusses
  - e. New roof deck and metal roofing
  - f. New cement board or hard-panel ceilings for fire and water resistance
  - g. Scrape interior face of walls and re-skim for smooth surface
  - h. New epoxy paint at walls, sealed concrete floors
  - i. New floor slab and underfloor plumbing
  - j. Drain each restroom to one side/corner for ease of cleaning
  - k. Provide sanitary shutoff valve to prevent flood water entering sanitary sewer, and cleanouts to ease cleanup of facility after flood
  - l. New electrical service and lighting
  - m. Replace windows and/or consider roof-mounted daylight options (sola-tube, clerestory, etc.)
  
2. Replace with conventional construction Estimated construction cost: \$265,000
  - a. Demolish existing structure
  - b. Use existing foundation if possible; otherwise new ftgs./fdtns.
  - c. Masonry wall construction
  - d. Roof trusses (metal or wood?)
  - e. Metal roofing
  - f. Slope concrete floors to drains
  - g. Epoxy paint interior; sealed concrete floors
  - h. Same MEP requirements as Option 1 above
  
3. Replace with prefab concrete structure Estimated construction cost: \$227,000
  - a. Demolish existing structure (walls and roof)
  - b. New footings/foundation and slab
  - c. Finishes per mfr. (most likely sealed/epoxied walls)
  - d. Sealed concrete slab
  - e. Similar MEP requirements as Option 1 above

## Other Considerations

As we stated in the assessment above, it is our opinion that the most cost effective and sustainable option is to rebuild in place with the new restroom layout. A sketch of a possible layout is included for



reference. Part of the reasoning for keeping the existing masonry structure is that any deviation from the current footprint, both in size and orientation on site, will likely affect the facility's flood "profile" and may incur additional design time, fees, and regulatory reviews. Also, while not officially listed as a historic property, the style and circumstances of its construction have led some people in the community to view the structure as historically significant and worthy of preserving in some form. The desire to preserve the facility, of course, must be balanced with what is financially viable and sustainable from an operational standpoint. With that in mind, ISG is happy to explore any of the options above with additional detail and cost estimating to help the City of Ames come to a decision on the future of the Brookside restroom facility.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David P. Hofmann'.

David Hofmann, AIA  
Architect

A handwritten signature in blue ink, appearing to read 'Bradley W. Penar'.

Bradley Penar, PE  
Structural Engineer



Photo 1 – Front of bathroom structure with canopy and half of roof missing (IMG 6999)



Photo 2 - Front of bathroom structure with canopy and half of roof missing (IMG 6955)



Photo 3 – Exterior masonry in good condition with some smoke and soot discoloration (IMG 6954)



Photo 4 – Exterior masonry in good condition (IMG 6947)



Photo 5 - Exterior masonry in good condition with some smoke and soot discoloration (IMG 6941)



Photo 6 - Interior masonry with stucco surface in good condition with some smoke and soot discoloration (IMG 6935)



Photo 7 – Interior masonry with stucco surface in good condition with some smoke and soot discoloration (IMG 6931)



Photo 8 – Interior masonry in good condition (IMG 6958)



Photo 9 - Any remaining wood roof structure is in poor condition and should be demolished (IMG 6973)



Photo 10 - Any remaining wood roof structure is in poor condition and should be demolished (IMG 6968)



Photo 11 - Any remaining wood roof structure is in poor condition and should be demolished (IMG 6967)







Project: BROOKSIDE PARK RESTROOMS  
Location: REBUILD LAYOUT  
Sheet Number: \_\_\_\_\_ Of \_\_\_\_\_  
Calculated By: \_\_\_\_\_ Date: 8-14-18  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

