Ivins City Staff Report
City Council Meeting 10/04/18

Agenda Item: Approval of expenditure for Fire Lake Park at Ivins Reservoir – Restroom/Pavilion building and additional site work on west side of spillway

Submitted by: Charles Gillette, P.E., Public Works Director/City Engineer

Recommended City Council Action:
Approve expenditure of $203,000 for restroom/storage/pavilion building and additional site work on the west side of the spillway

BACKGROUND:

The Fire Lake Park plans include a restroom/pavilion on the west side of the spillway. The City has looked at a prefabricated concrete building that would provide four restrooms and a storage area but not any pavilion facility. The cost of this style would be approximately $145,000, not including the site work that needs to be completed to provide a level pad, have underground utilities stubbed to the proper location and all the remaining concrete sidewalk and landscaping that needs to be installed around the building.

FINDINGS AND ANALYSIS:

The prefab building is limited in architecture and may not save money from a custom-built restroom. Mayor Hart and Terry Marten have donated time to develop a custom restroom concept that would increase the size of storage and have a more contextual architecture for the Ivins Reservoir area. In addition, a shaded patio/pavilion area is proposed attached to the building. All of this can be provided at near the cost of the prefabricated building.

Mayor Hart has solicited bids from subcontractors to determine the cost of the building. Staff has requested additional subcontractors to provide bids, including publishing a notice requesting all interested subcontractors to notify the City. No letters of interest were received from this process. Mayor Hart has generously agreed to act as a volunteer general contractor in coordinating the subcontractors to perform the work. Staff will continue to work on getting competitive bids if and where possible.

It has been considered to separate the shower from the restroom so that the pavilion area does not become to sandy. This would add an additional cost, which has been included in this request.

In addition, the dumpster pad has been moved near the restrooms and needs to be screened. The cost expenditure of the dumpster pad has not yet been approved by Council and is also included in this request.

Additional funds are requested for engineering, survey and testing. Also a 5% contingency, as is customary is requested.

Summary Expenditure Request:

Restroom/Storage/Pavilion:	$153,000
Concrete Work Around Restroom:	$16,000
Additional Underground Utilities:	$4,000
Separate Shower Pedestal:	$5,000
Dumpster pad, screen wall, and gate:	$10,000
Testing/Survey/Engineering:	$5,000
5% Contingency:	$10,000
Total Request:	$203,000

SUPPORT MATERIALS:
Spreadsheet of subcontractor bids for Restroom
Floor plan for Restroom
Elevations of Restroom
Site Plan of West Side

FINANCIAL IMPACT:
Includes contingency:
4940699: $203,000

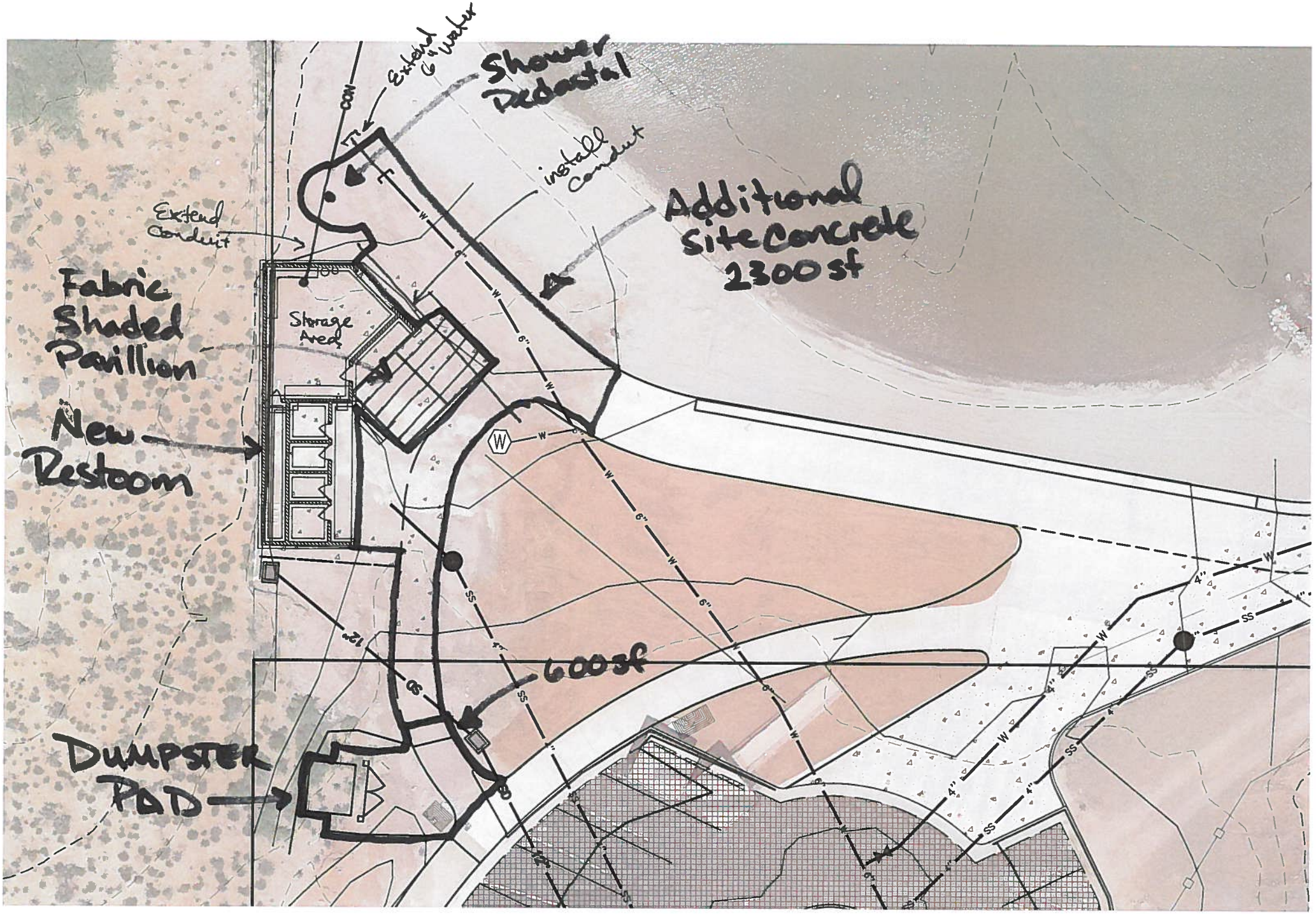
Respectfully Submitted: _____
Charles Gillette, P.E., Public Works Director/City Engineer

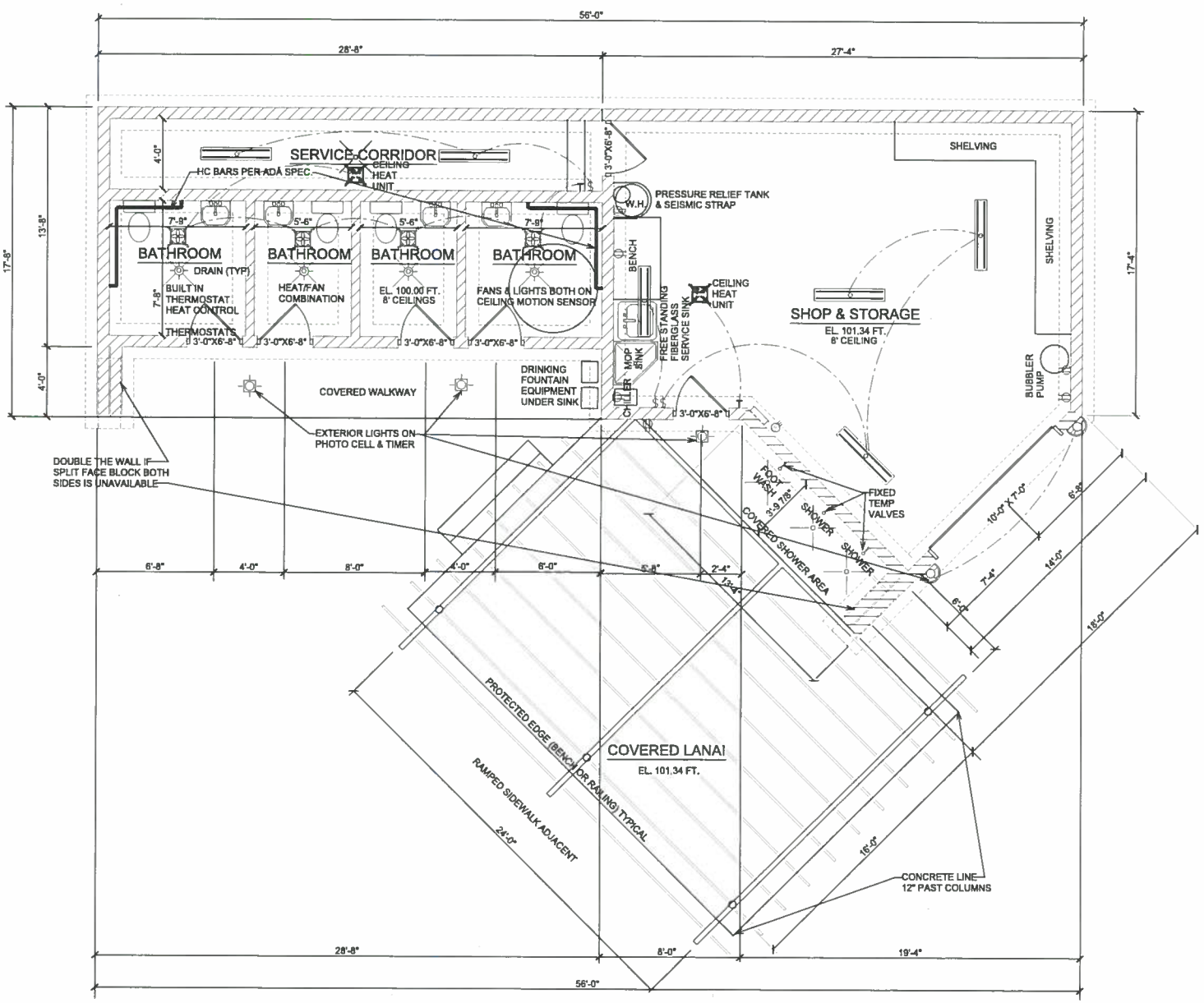
Content Review: _____
Dale Coulam, City Manager

IVINS CITY

Fire Lake Park- Bids for Bathroom cost

CONTRACTOR	Type of Bid	Bid Amount	Additions
BA Robinson Construction	Masonry Bid w door frames	$36,480.00	
Norms Concrete Inc.	Concrete Floors	$18,013.00	
LA Drywall	Finish Drywall	$3,258.00	
Ence Electric	Electrical	$14,000.00	
Pine View Log Homes LLC	Framing	$9,972.00	
Gregco Commercial Door & Hardware	Mirrors, grad bar & changing table	$1,360.00	**Glass mirror add $150.00. Install $390**
Gregco Commercial Door & Hardware	Frames, HM Doors & Hardware	$7,563.00	**Add $ 955.00 for install- No Locks**
Hirschi Roofing & Insulation	Insulation	$2,365.00	
Hirschi Roofing & Insulation	TPO Roofing	$3,975.00	
Jones Paint & Glass	Roll up door & install	$815.70	
Master Plumbing Systems	Plumbling	$25,500.00	Bathroom Toliets, faucets, showers, fountain, water heater
Sunroc Building Materials	1ST Floor- Wood, framing supplies	$5,818.84	Nuts, washers, anchors and wood
Sunroc Building Materials	Roof- Wood	$1,917.26	
McArthur Welding	Shade Structure	$9,807.00	
A Truss Inc.	Roof Trusses	$4,185.00	Trusses, delivery and Hangers included
	Fabric for Lanai	$5,000.00	estimate
	Stucco	$1,500.00	estimate - need bid
	Total	**$151,529.80**	
	Total with Optional items	**$153,024.80**	Install costs add $1345.00 & $150 for upgrade to mirror

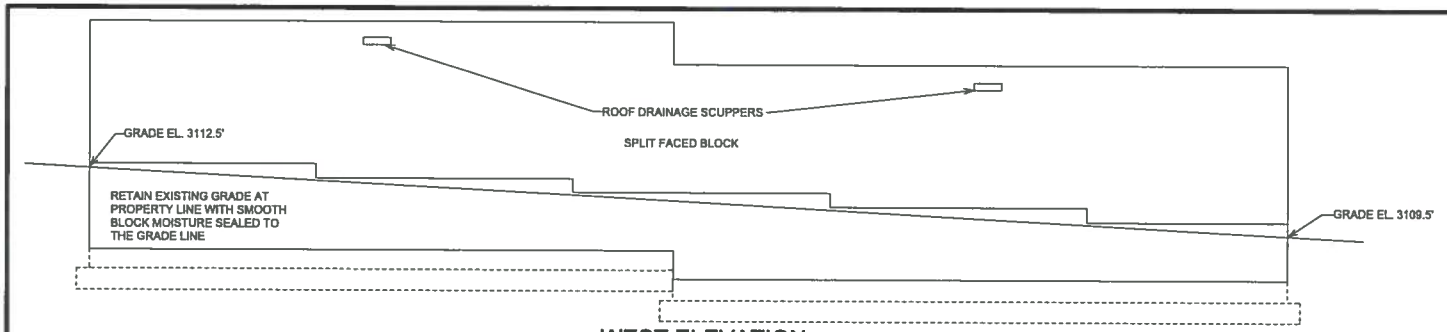

Extend 6" water
Shower Pedestal
install conduit
Additional Site Concrete 2300 sf
Extend conduit
Fabric Shaded Pavillion
Storage Area
New Restoom
600sf
DUMPSTER PAD



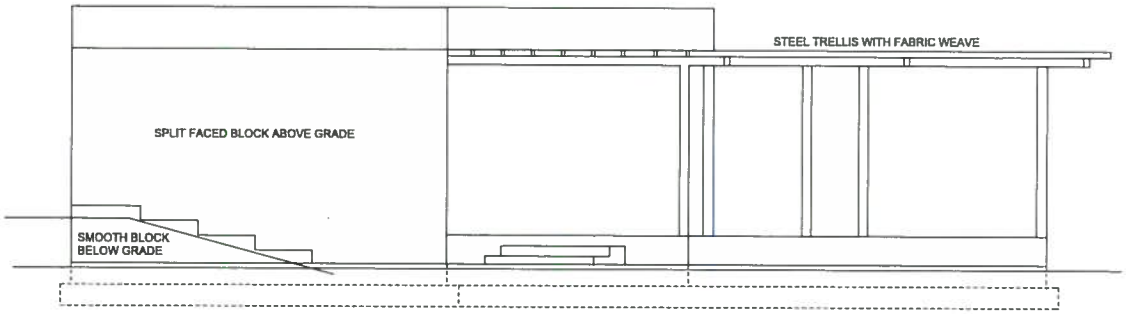
MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

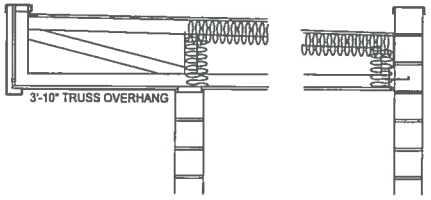
IVINS CITY | FIRE LAKE PARK BATHROOM AND STORAGE BUILDING | MAIN FLOOR PLAN | 1



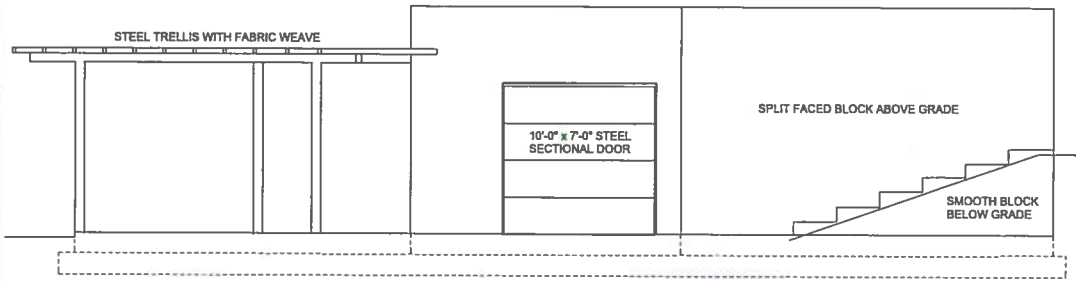
WEST ELEVATION



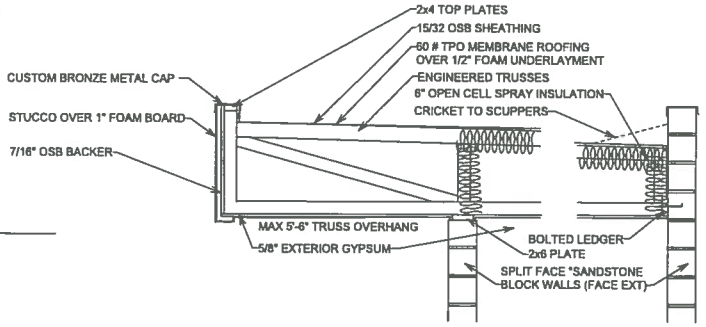
SOUTH ELEVATION



BATHROOM SECTION

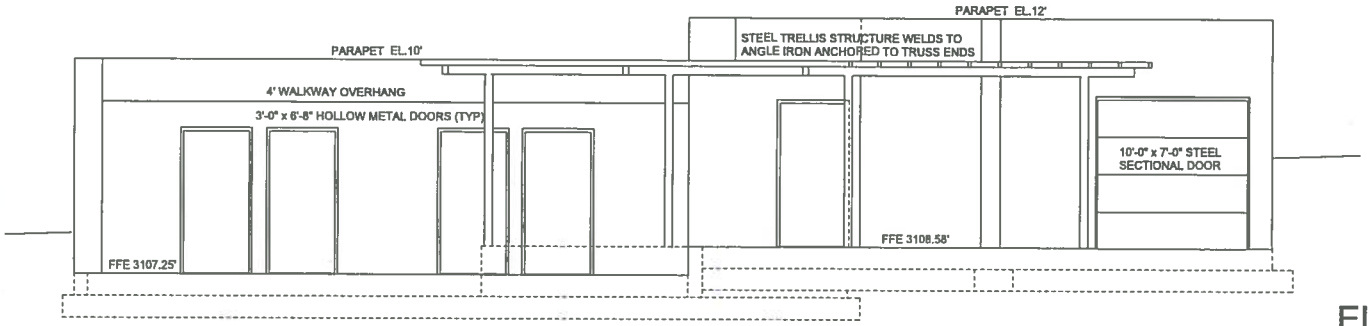


NORTH ELEVATION



SHOP SECTION

SCALE 1/2"=1'-0"



EAST ELEVATION

SCALE 1/4"=1'-0"

ELEVATIONS & DETAILS

IVINS CITY

FIRE LAKE PARK BATHROOM AND STORAGE BUILDING

ELEVATIONS/DETAILS

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