

Council Meeting of

May 6, 2008

Honorable Mayor and Members
Of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Community Services – Approve funding for refurbishment of the restroom building at Torrance Park.

Expenditure: \$130,000

RECOMMENDATION

Recommendation of the Community Services Director that City Council approve the funding for the refurbishment of the restroom building at Torrance Park.

Funding

Funding of \$50,000 is available in the Community Services Department's Operating Budget and \$80,000 from the Self Insurance Fund.

BACKGROUND

On October 31, 2007, vandals set fire to one of the Torrance Park restroom buildings. The blaze spread quickly and caused major damage to the men's restroom and the wooden roof of the building, with minor damage done to the utility room containing both plumbing and electrical connections.

ANALYSIS

In determining how to best proceed, staff considered the following two options:
1) Demolish the building and replace it with a fire resistant concrete building; or
2) Refurbish the building, including the installation of a new non-combustible roof and replacement of the fixtures.

The estimated cost to replace the building is \$210,000. This estimate includes the demolition of the entire building, grading and leveling, the purchase of a new concrete pre-fabricated restroom building, and the installation of water and electrical connections. Also included is the added cost of temporarily relocating the main electrical panel until the new restroom is installed. Pre-fabricated

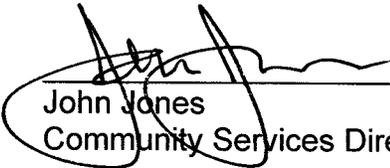
concrete restrooms come in a variety of styles, colors, and textures, and meet all Americans with Disabilities (ADA) requirements. It should be noted that this estimate is for a building that has fewer stalls than the current building. However, staff believe it will still meet the needs of the park.

The estimated cost for refurbishment of the building is \$130,000. This estimate includes demolition of the damaged roof and fixtures, the installation of a new non-combustible roof, new restroom fixtures, replacement of the lighting and electrical wiring, and new doors and paint. The replacement roof will be designed to match the look of the other buildings in the park and will incorporate green building elements where possible.

In deciding between the two options, staff preferred not to move the electrical panel and to save the estimated \$80,000 in expenses. The size of the current restroom meets the needs of the park, the location allows high visibility to residents and police, and minor upgrades will be incorporated to meet ADA requirements. In addition, by restoring the existing building we can preserve the integrity of one of the City's oldest parks.

As this project is highly visible and severely impacts the public's use of the park, it is the recommendation of the Community Services Director that City Council approve this project. The estimate of \$130,000 is preliminary. After the design is complete a more accurate estimate may be identified. Staff will return to Council to award a contract for the construction portion of this project.

Respectfully submitted,



John Jones
Community Services Director

NOTED:



LeRoy J. Jackson
City Manager