



AGENDA
CITY OF AUGUSTA
City Council / Park Advisory Board Meeting
May 23, 2017
6:00 P.M.

“Augusta – Where the metro’s edge meets the prairie’s serenity offering the perfect blend of opportunity and proximity for living, commerce and culture.”

A. CALL TO ORDER

B. BUSINESS

1. DISCUSSION / DIRECTION REGARDING DESIGN CONCEPTS OF PUBLIC RESTROOM FACILITIES TO BE CONSTRUCTED IN GARVIN PARK

Provide direction to staff regarding a desired design concept for public restroom facilities to be constructed in Garvin Park.

- a) Staff Report
- b) **Council / Board Direction**

F. ADJOURNMENT



**CITY OF AUGUSTA
CITY COUNCIL AGENDA REPORT**

Meeting Date: May 23, 2017
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **Discussion / Direction Regarding Design Concepts of Public Restroom
 Facilities to be Constructed in Garvin Park**

RECOMMENDED ACTION:

Provide direction to staff regarding a desired design concept for public restroom facilities to be constructed in Garvin Park.

BACKGROUND:

Included in the 2016 Pride and Progress Bond initiative was funding to enhance public facilities at Garvin Park. After an engineering analysis revealed a significant part of the Garvin Park baseball area is consumed by floodway, discussion of a complete renovation of baseball facilities was scaled back to focus on the construction of two public restroom facilities. One facility is proposed to be located near the community stage and new playground area. The second facility is proposed to be located near the baseball fields. If approved, this facility will include restrooms, a concession area, an umpire changing area, and a storage area for baseball equipment and supplies.

ANALYSIS:

After a couple of initial meetings, PBA Architects has put together three (3) design concepts for consideration for the baseball restroom/concession facility.

Option No. 1. This design concept includes two (2) meeting spaces, a concession area, storage (2), umpire changing room, as well as men’s and women’s restrooms. All features of the building are contained inside the structure; therefore, patrons using the facility would have to come inside for everything except for purchasing concessions. This could be problematic because use of restroom facilities would require all patrons to come inside the structure, which could lead to increased cleaning and maintenance costs. In addition, as shown in the conceptual floor plan, this facility currently includes one toilet, one urinal, and one sink in the men’s room and two toilets and one sink in the women’s restroom. In preliminary conversations with ALLB, this was not the desired concept.

<i>Pros to consider:</i>	Single enclosed structure that could be the cheapest to construct; Largest concession stand.
<i>Cons to consider:</i>	Restrooms are small and located inside; Constant traffic indoors to use restroom facilities; restrooms will not accommodate large crowds; higher cleaning and maintenance costs, due to constant foot traffic indoors; potential wasted space that may have limited usage (meeting rooms); limited storage space.

Option No. 2. This design concept incorporates the concession area, men’s and women’s restrooms, storage areas, and umpire changing areas. In addition to this, this concept provides 1,872 square feet of outdoor seating area. This will provide shelter from the sun and from inclement weather conditions that may affect outdoor events. The storage area is sized to accommodate the tractor and utility vehicle, with additional storage areas for other baseball equipment. In addition, the restroom facilities are accessible from the exterior of the structure and includes three toilets and two sinks in the women’s restroom and one toilet, two urinals, and two sinks in the men’s restroom. This has been communicated to city staff as the desired layout of ALLB.

<i>Pros to consider:</i>	Largest outdoor seating area; restrooms accessible from exterior of the structure; Increased number of fixtures in restrooms to accommodate more people.
<i>Cons to consider:</i>	Potentially higher costs to construct due to structural enhancements required for covered overhang; Limited size of restrooms; Limited size of storage area.

Option No. 3. This design concept is similar to that of Option No. 2; however, it separates the umpire and storage areas from the concession and restroom areas. As a result, the outdoor seating area is reduced in size to 1,652 square feet, but will still provide shelter from the sun and from inclement weather conditions that may affect outdoor events. This design keeps water and waste water utilities on the same side of the building and provides storage area for the tractor, utility vehicle and additional baseball equipment. This concept provides three toilets and two sinks in the women’s restroom and one toilet, two urinals, and two sinks in the men’s restroom. This design also provides the largest square footage for both the men’s and women’s restroom, as compared to the other two design concepts.

<i>Pros to consider:</i>	Outdoor seating area for patrons; restrooms accessible from exterior of the structure; Largest men’s and women’s restrooms; Largest storage area for large equipment.
<i>Cons to consider:</i>	Smallest concession stand; reduced square footage for exterior seating

FISCAL IMPACT/FUNDING SOURCE:

The initial funding for the Garvin Park complex was set at \$1 to \$1.5 million; however, since the scope of the project has changed, the budget has been decreased to \$750,000. To date, the only expenditure approved by the Council has been the design contract with Schwab Eaton for approximately \$90,000.

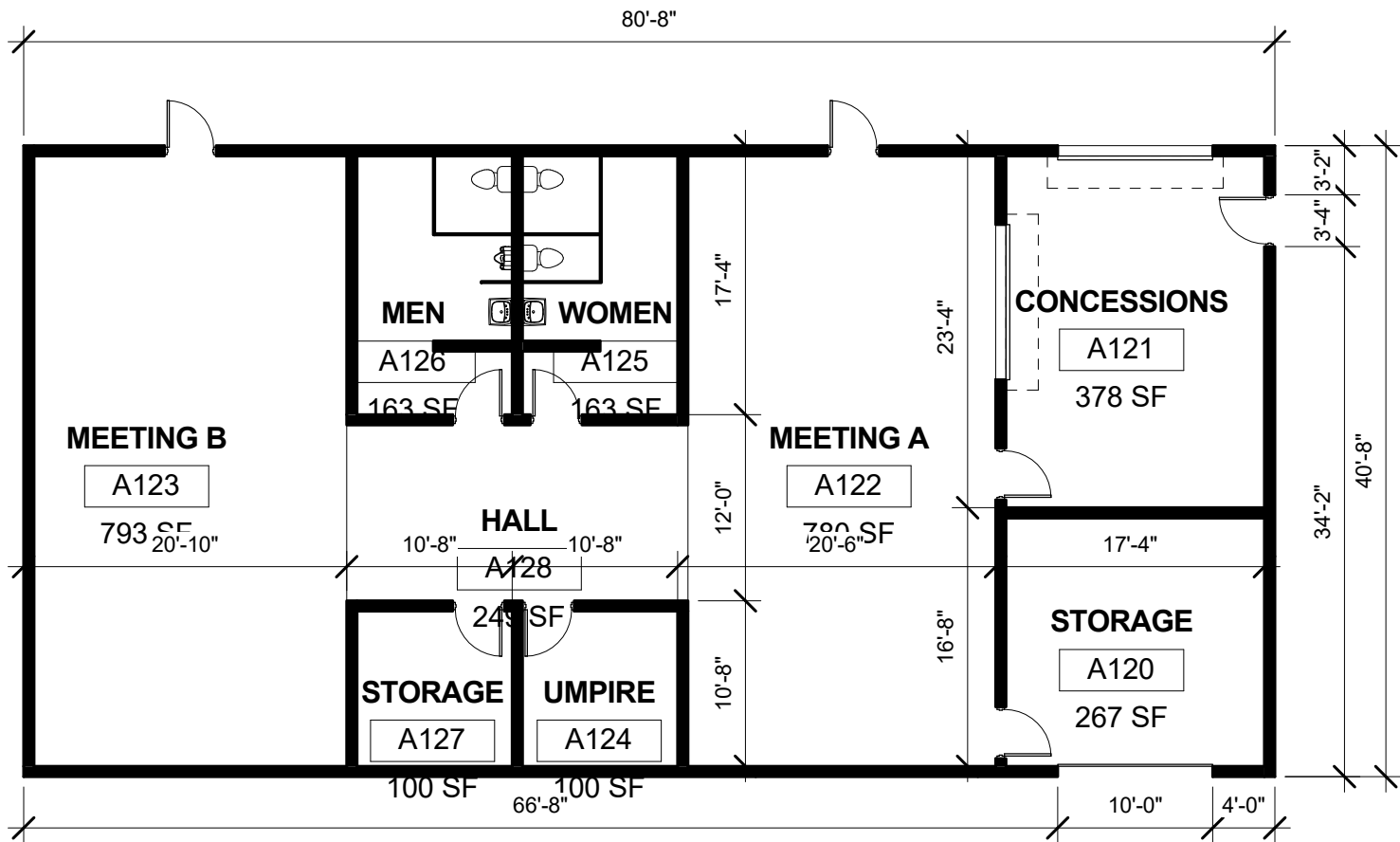
Department Head Approval Date: 05-22-17

City Manager Approval Date:

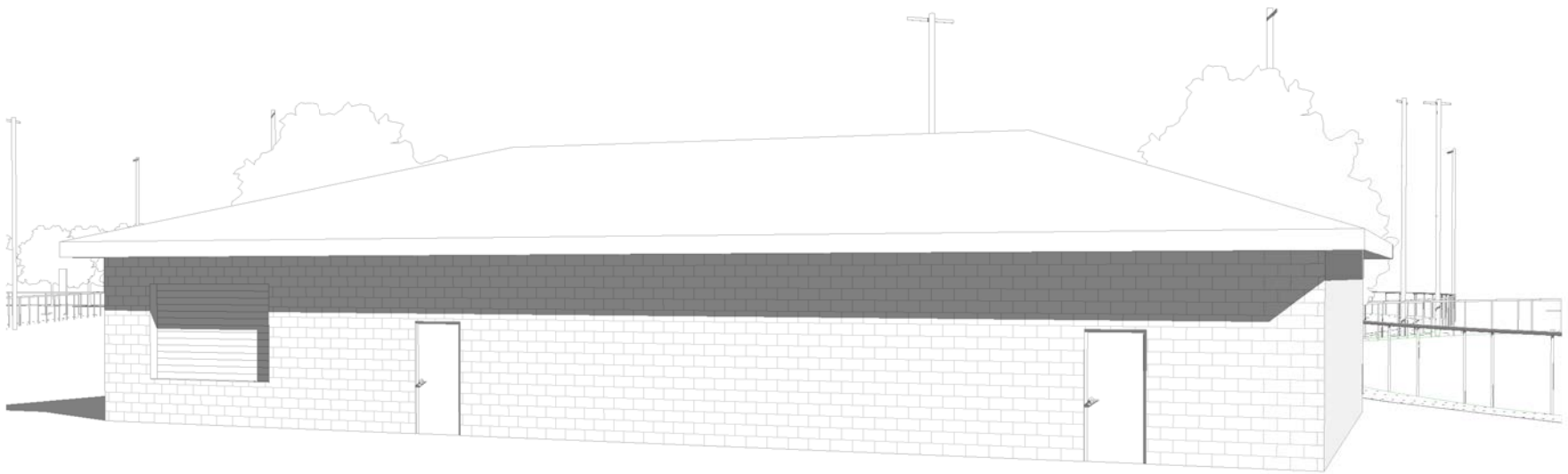
City Attorney Approval Date:

Attachments (*list in packet assembly order*):

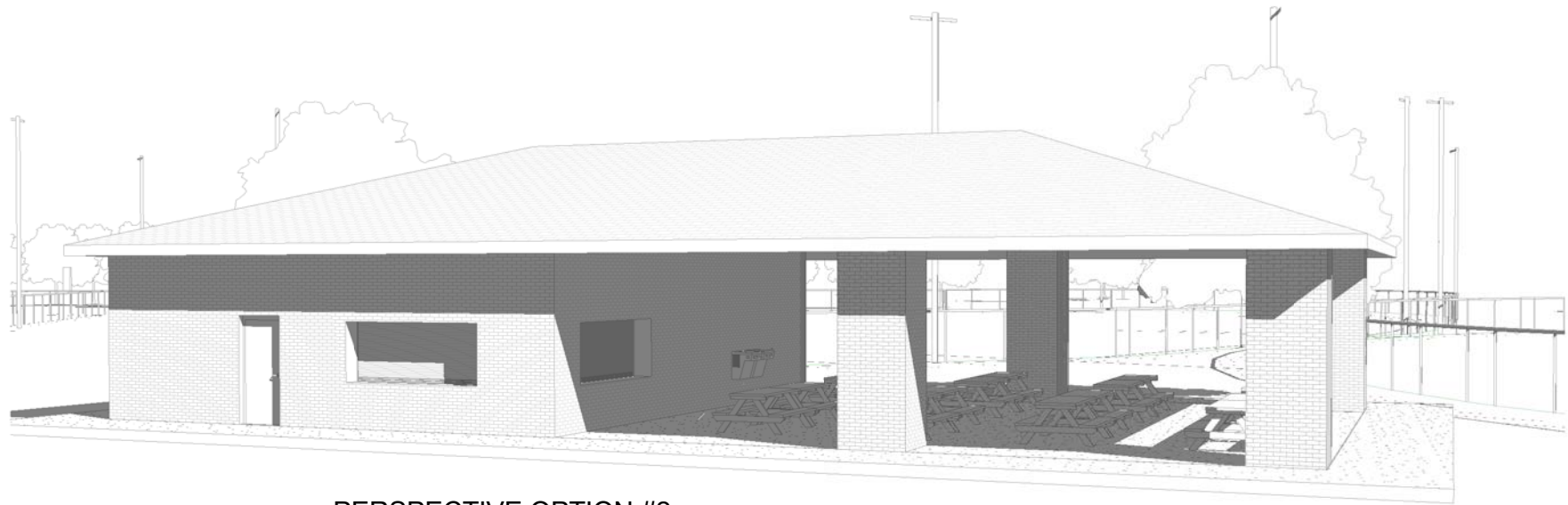
1. *Restroom / Concession Facility Design Concepts*
2. *Stand-alone restroom design concept*



① FIELD HOUSE FLOOR PLAN - OPTION 1
 3/32" = 1'-0"



① PERSPECTIVE OPTION #1



① PERSPECTIVE OPTION #2

CONCESSIONS

A132
261 SF

WOMENS

A142
243 SF

MENS

A143
248 SF

OUTDOOR SEATING

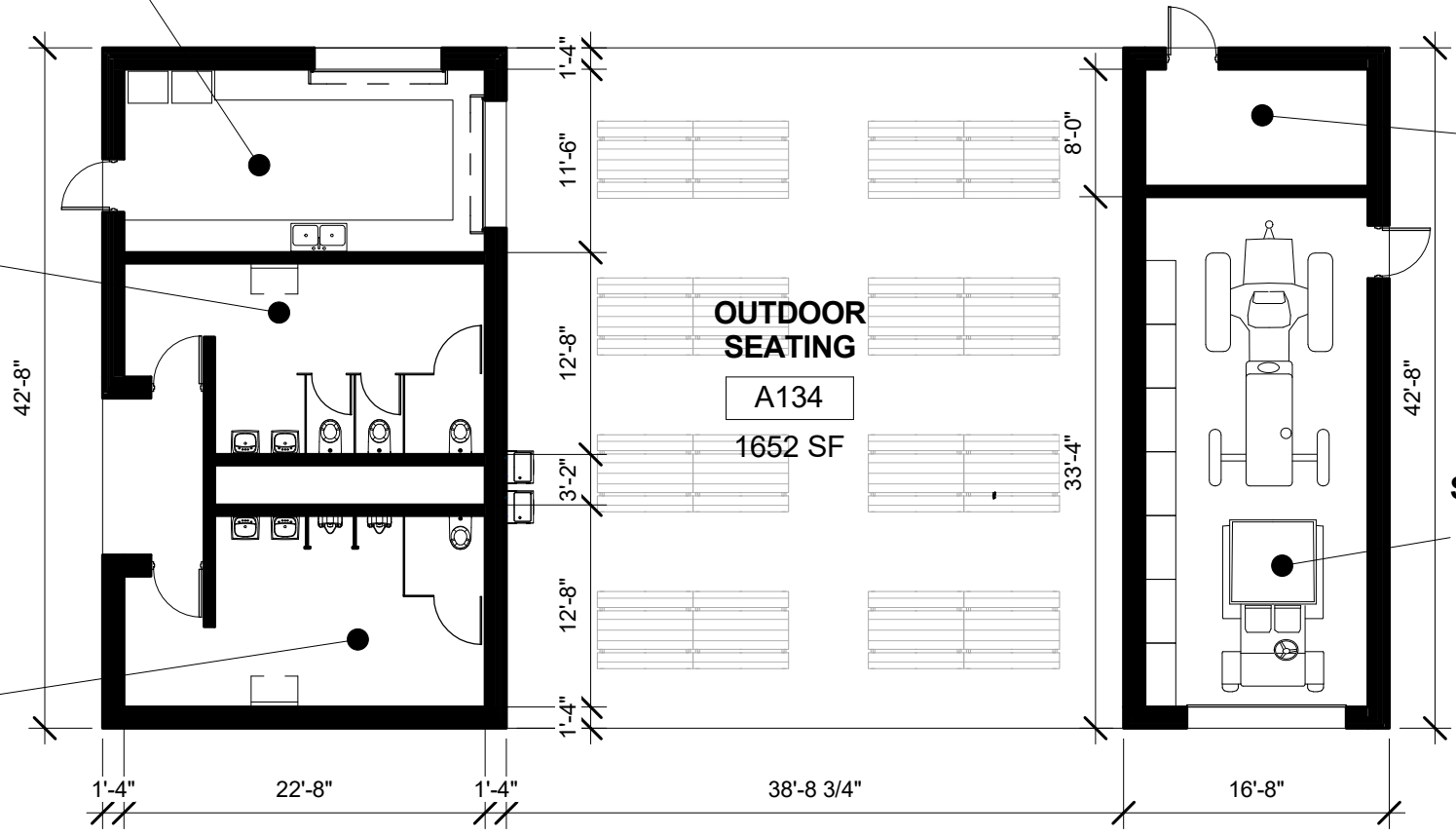
A134
1652 SF

UMPIRE

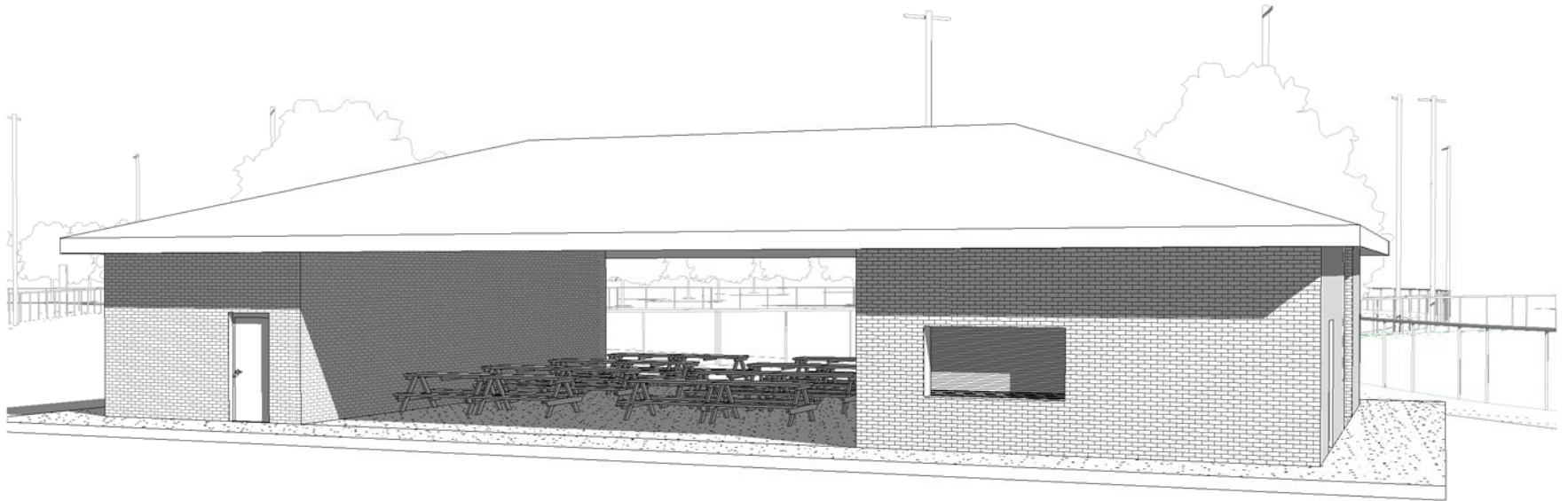
A141
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STORAGE

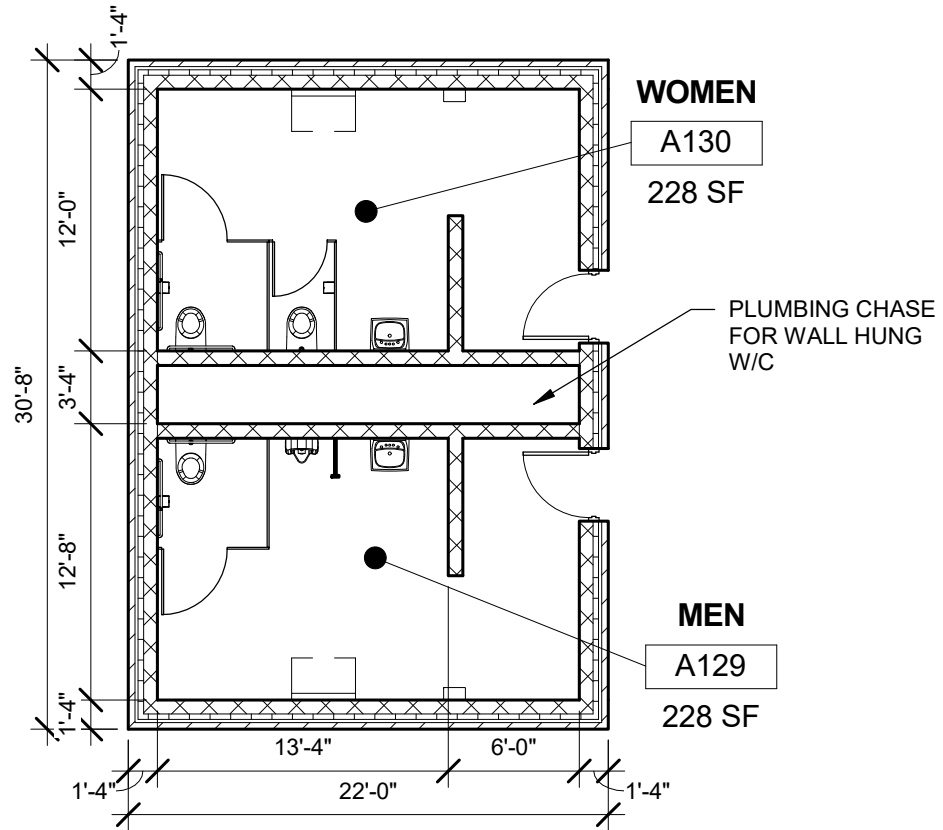
A133
448 SF



① **FIELD HOUSE FLOOR PLAN - OPTION 3**
3/32" = 1'-0"



① PERSPECTIVE OPTION #3



① RESTROOM BUILDING FLOOR PLAN
 1/8" = 1'-0"