

Milpitas Skate Park & Snack Shack/Restroom Building Project No. 5111



Agenda

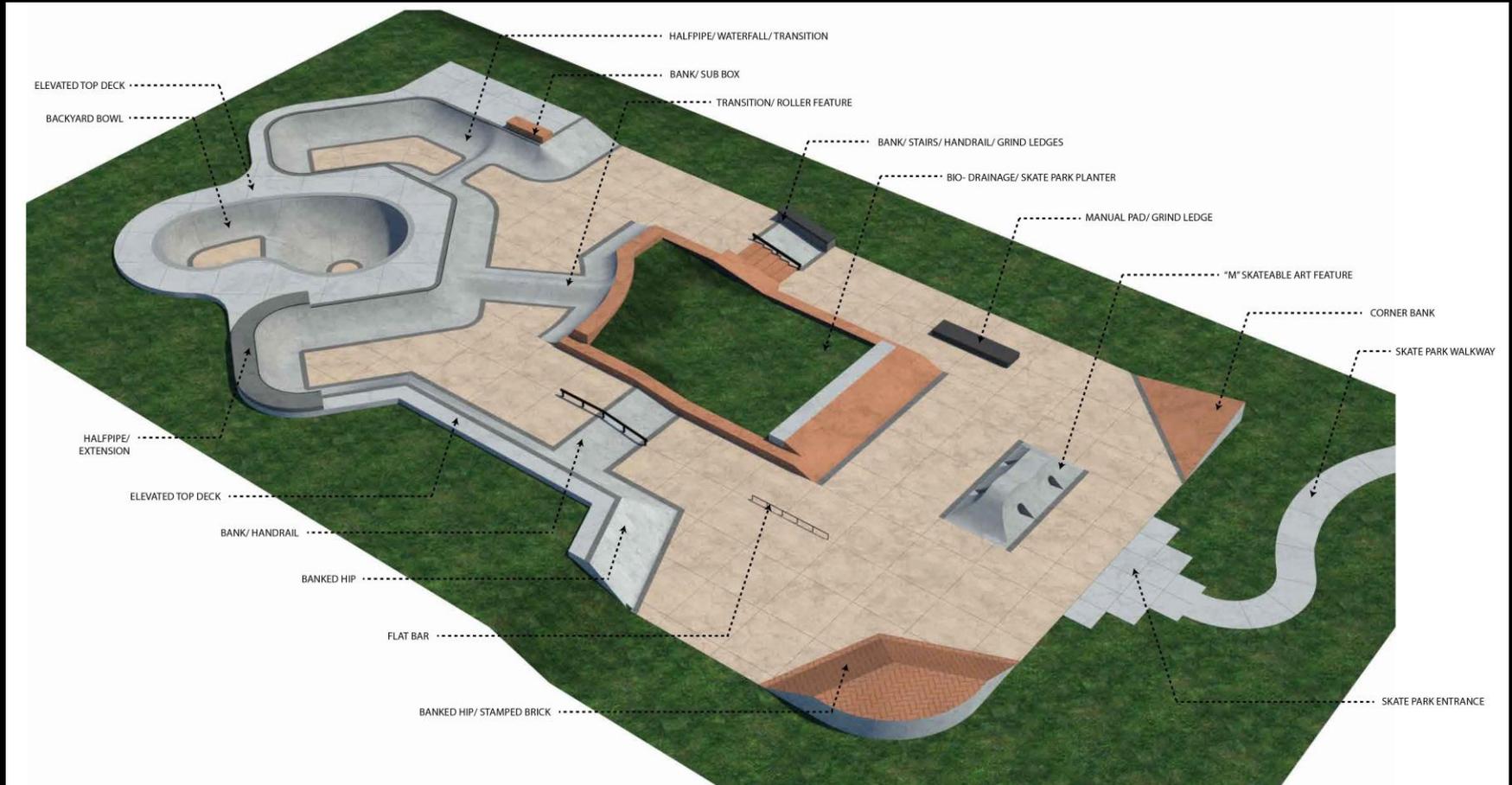
- **Skate Park**
 - Project History
 - Preliminary Concept - 2015
 - Final Concept – 2018
 - Concept Perspectives

- **Snack Shack/Restroom Building**
 - Existing Building Deficiencies
 - Options Analysis
 - Modular Building
 - Storage Structures
 - Second Modular Restroom
 - Site Plan
 - Schedule and Budget
 - Approval of Amendment #2
 - Recommendation

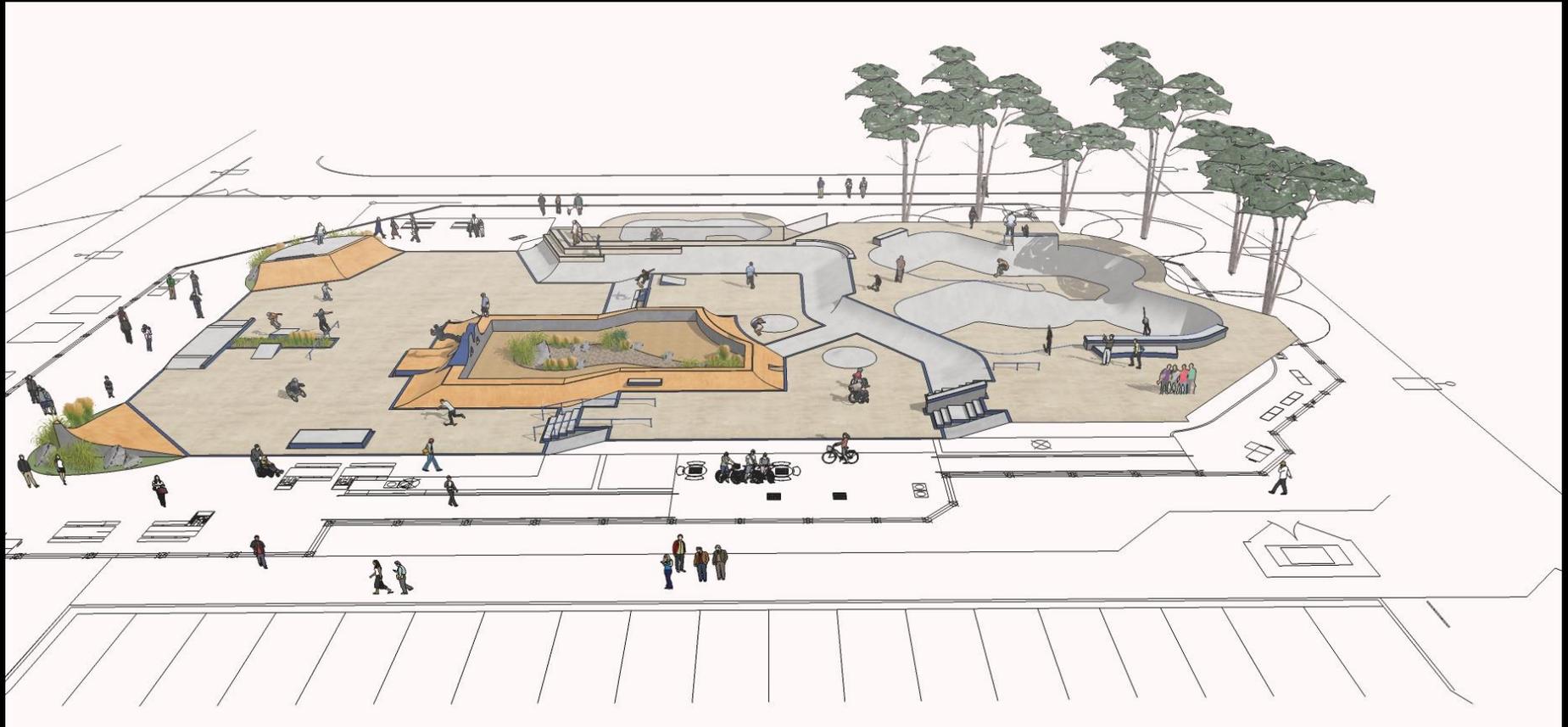
Skate Park: Project History

- **Community Meetings**
 - Workshops to hear community's ideas and dreams
 - Three public meetings held
 - Concept Plan developed from community input
- **Feasibility Study and Concept**
 - Located at Milpitas Sports Center
 - 20,000 square foot Skate Park
 - Previous City Council approved the Preliminary Concept Plan - March 3, 2015
 - Revised Final Concept created in 2018
 - Final Skate Park Concept presented to PRCRC August 6, 2018 - No recommendation provided
- **Snack Shack/Restroom Building Renovation**
 - Added to Skate Park project as part of the approved FY18-23 CIP Program

Preliminary Concept - 2015



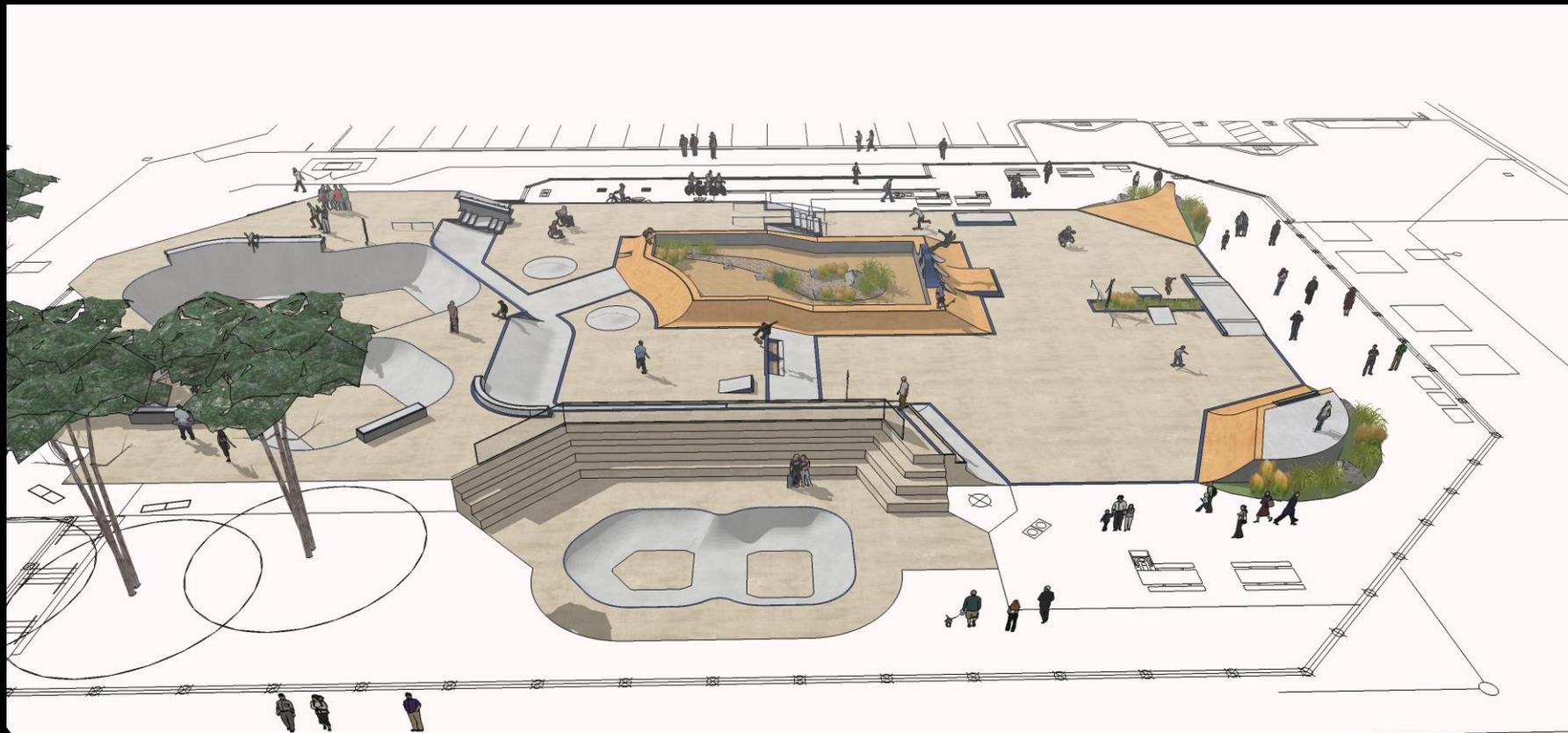
Perspective



Perspective



Perspective



Snack Shack & Restroom Building Renovation



Existing Building Deficiencies

- Structure in poor condition with dry rot, leaking fixtures, non-working electrical, and vandalism damage

Code Deficiencies:

- Path of travel to/from restroom exceeds 500 feet
- Snack shack counter and kitchen sink heights too tall
- Interior walls and ceiling require non-absorbent sheathing
- Flooring and wall base require epoxy integral cove
- Lack of dry storage
- Restroom fixture heights and spaces not compliant
- Exposed electrical and plumbing not compliant and requires concealment



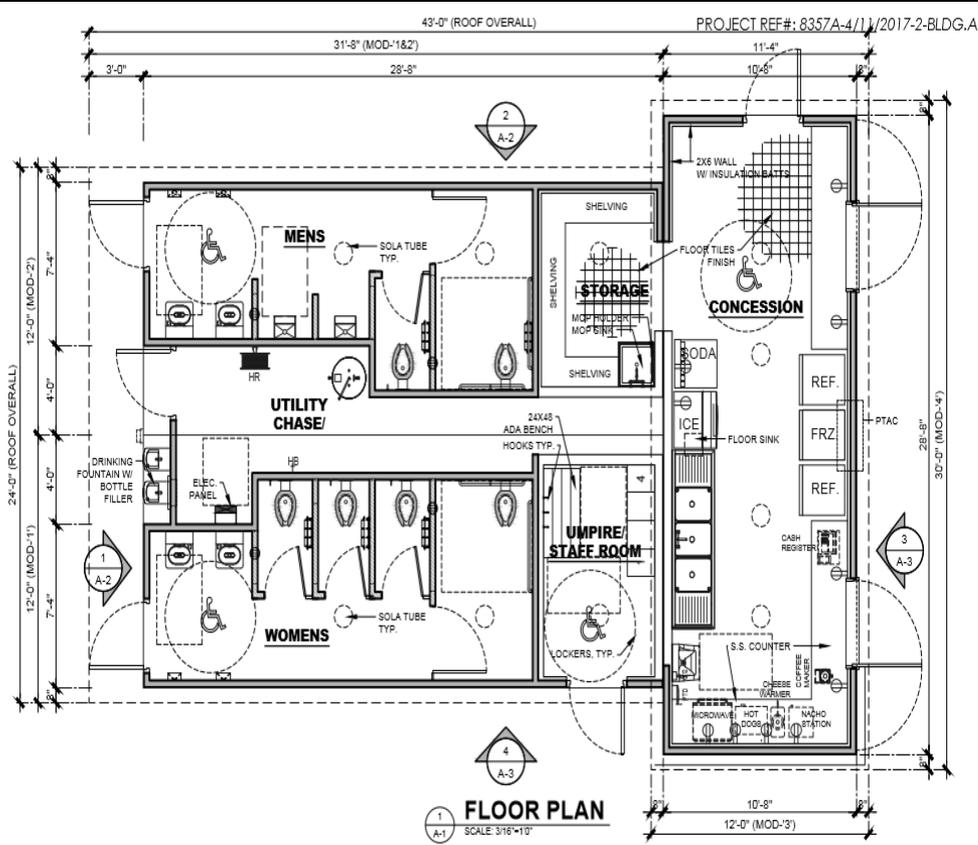
Snack Shack/Restroom Building

Options Analysis



1. Analyzed and developed options to renovate the existing concession/restroom building or provide a new modular building.
2. Storage options for sports leagues were taken into consideration.
3. Due to required Building Code upgrades, project costs were similar for renovation versus a new modular building at \$1.1 Million.
4. Staff recommendation is to replace existing structure with a new modular restroom & snack shack building.

Modular Building



- Concession – 2 serving Counters
- Food warming facilities
- Food Storage Pantry
- 4 stall Restrooms
- Storage/Umpire Staff Room
- Additional storage for sports programs to be provided adjacent to fields

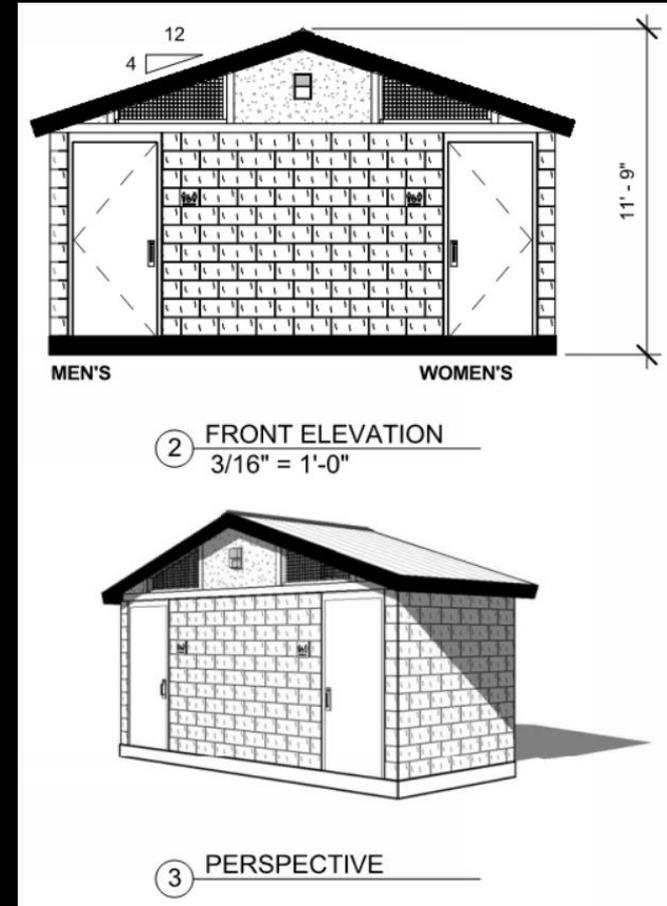
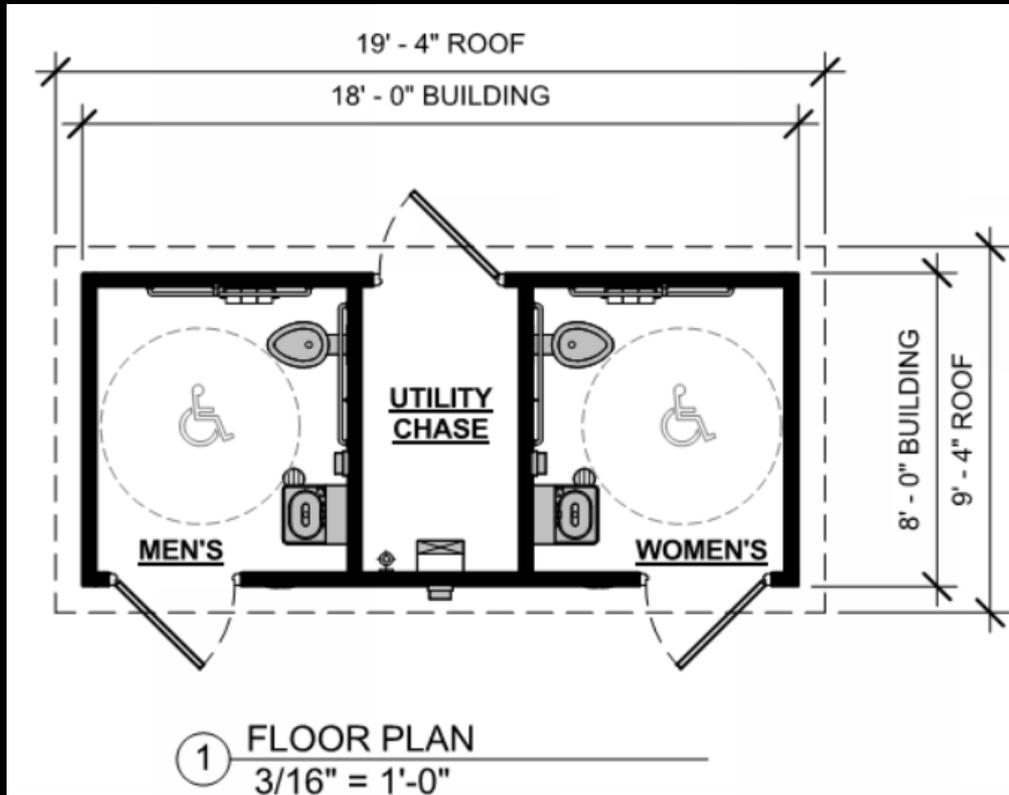
Storage Structures



- Five (5) - 8'x20' steel storage containers to be placed throughout the Sports Center Complex for various programs.

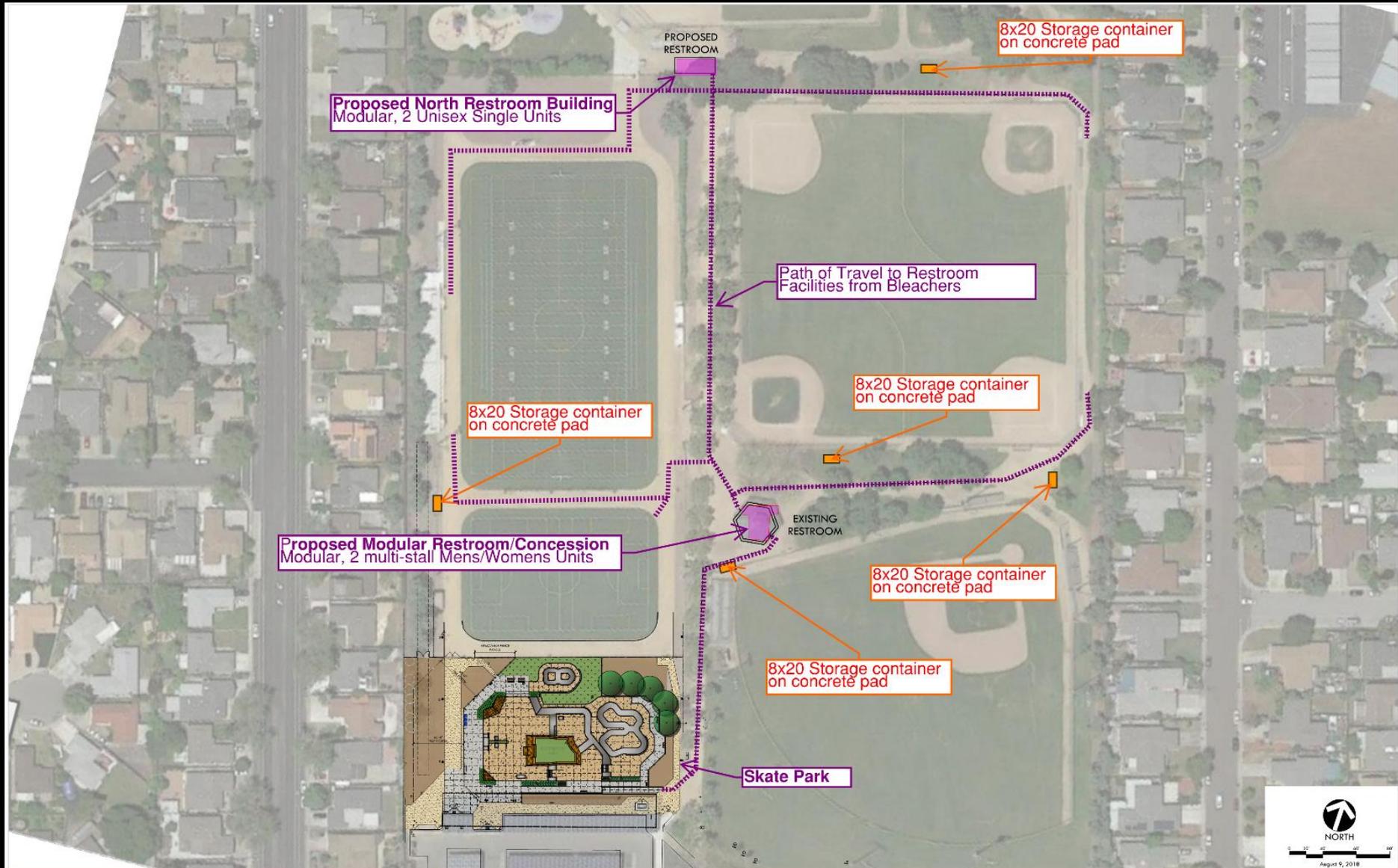
Second Modular Restroom

Two Unisex Stall Restroom



- Second standalone modular restroom within Cardoza Park near baseball backstop adjacent to the Sports Center fields meeting 500' path of travel requirement

Overall Site Plan:



Project Schedule and Budget

■ Schedule

- | | |
|---|-----------------------|
| ■ Design, Environmental and Permits | Late 2018/Winter 2019 |
| ■ Bidding | Spring 2019 |
| ■ Start of Construction | Summer 2019 |
| ■ Estimated Completion | Early 2020 |
| ■ Skate Park Concept presented to PRCRC | August 6, 2018 |
- Snack Shack/Restroom Building concept has not gone to PRCRC. Staff recommends the City Council approve the concept tonight to maintain schedule. Staff will bring back to PRCRC at next meeting as an information update.

■ Estimated Preliminary Construction Cost

- | | |
|--|---------------------|
| ■ Skate Park & facilities | \$2,560,000 |
| ■ Snack Shack/Restroom Modular Building
with 5 storage containers | \$1,100,000 |
| ■ Additional 2 Stall Restroom Building | <u>\$ 850,000 *</u> |
| ■ Total Estimated Construction Cost: | \$4,510,000 |

■ Additional funding required for construction **\$850,000 (Estimated)**

- Additional funding to be programmed and requested as part of the FY19-24 Capital Improvement Program

Design Agreement - Amendment No. 2

- **The second modular restroom building requires additional design services from Verde Design, Inc.**
- **Staff negotiated a scope of work and fee with Verde Design, Inc. not to exceed \$46,000 for the additional services.**
- **Funding is available in the project budget.**
- **Approval of Amendment No. 2 brings the total design agreement with Verde to \$656,000.**

Recommendations:

- **Approve the conceptual designs for the Sports Center Skate Park and snack shack and restroom building at the Milpitas Sports Center Complex.**
- **Approve and authorize the City Manager to execute Amendment No. 2 to the Agreement with Verde Design, Inc. to increase compensation not to exceed \$46,000 for additional design services for the Sports Center Skate Park, Project No. 5111.**