

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
April 24, 2012

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*Administration Office Relocation*

ITEM H.1

District Admin Office / Handicap Accessible Restroom

To begin the discussion, we are proposing to place two buildings on railroad-owned property to serve the District's administrative needs. If the District office is going to be on-site, it must be placed on railroad property as there is no space anywhere else. We attempted last year to establish the admin office in our northgate maintenance yard but the City denied our proposal citing negative public ocean-view issues from PCH. The City did however say they would allow the buildings returned back near their original location since there is an established precedent for this (going back to 1981) which they could support.

OCTA has already granted us a license for locating two structures on their property. The terms of the License require that the buildings be portable – no permanent structures. This rules out the option of building anything by conventional construction methods. While this could have been a less costly option, it is simply not allowed under the terms of the OCTA License Agreement.

The District is proposing to purchase a new custom-built portable restroom structure. We could purchase a used steel shipping container but would then have to modify the structure, turn it into a bathroom and then try to get a permit for occupancy. The problem with this option is that there is no one authorized to certify occupancy. Portable structures intended for human occupancy in California have to be certified by the State under Calif. Title 25 (mobile housing laws) and the City is not authorized to regulate mobile housing. Nor are State inspectors authorized to come to your site and certify your backyard-customized shipping container. Authorized State inspectors only work for mobile housing manufacturers under controlled conditions approved by the State at an authorized assembly plant.

I have a preliminary quote in the amount of \$18,375.00 from the only manufacturer who can custom-build a portable restroom, fully engineered with plans to submit to the City and with the State-approved certificate of occupancy.

There used to be three competing manufacturers here in Southern Cal. who built portable offices, etc. and all three have been bought out by Pac-Van so we cannot solicit for multiple bids. The preliminary proposal from Pac-Van is a fairly complete ***handicap-accessible restroom package*** which would be an entirely steel-framed structure, 8x12

feet in size, assembled at their Chino plant, that would come with the following features: plywood subfloor, our choice of floor tiles, storage cabinets, sink, faucets, mirror, paper towel and handsoap dispensers, toilet and grab bars, 2 operable sliding windows, 1 lever-action/deadbolt locking steel door, electrical switches, outlets, lights, exhaust fan, electric under-sink HWH, power panel, plumbing, FRP over moisture-resistant drywall interior over R-13 insulation over 2x4 steel studs, paint, window blinds, marine-grade plywood exterior walls and pitched/raised roof structure with standing-seam roofing to match the guard shack roof. Excluded would be a concrete foundation, sewer tie-in, water supply and any exterior veneers/finish applications which would have to be performed on-site at additional cost to match the existing guard shack exterior.

Fortunately, we already own the admin office building which has already been certified by the State for occupancy and is pre-approved by the City so we only have to purchase one new building.

The previous Board had estimated the cost of the admin office to be approx. \$78,000. This expense is strictly for a concrete foundation, utilities tie-ins, exterior facades, veneers, and any applications necessary to match the existing exterior features of the guard building. This would generally include: new roof structure and standing-seam metal roofing, with extended roof overhang at entry door, patio decks and handicap-accessible ramp with handrails, exterior veneers including lava stone, plaster board, hardwood window/door trims, paint, electrical and communications services.

Until our proposed project has been reviewed and plans perfected that address the City's requirements for development standards, we can only estimate the ballpark costs. When the City is winding down the entitlement process and we have approved plans and specs, the work can be put out to bid. In the meantime the costs are roughly estimated to be as follows:

- site development (grading, reconfiguring parking area/curbs)	\$15,000
- van-accessible handicap parking (includes signs, striping)	900
- admin office (as described above)	78,000
- restroom as completed by mfg.	18,375
- restroom foundation	10,000
- restroom exterior finish (lava veneer, wood trim, etc)	10,000
- restroom sewer tie-in (from street to toilet)	9,000
- restroom electrical tie-in to source	<u>1,500</u>
	<b>\$142,775</b>