



**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE July 30, 2024
TITLE Authorization to Execute Contract Amendment and Appropriate Funds for the Grand Street Restroom Improvements in the Total Amount of \$497,000: Robert W. Crown Memorial State Beach
DIVISION Operations
FROM Robert Kennedy, Chief of Maintenance and Skilled Trades
Lisa Goorjian, Assistant General Manager of Operations
APPROVED Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize an amendment to the contract with VNH Builders Inc. of up to \$497,000 and appropriation of funds to complete construction of the Grand Street restroom at Robert W. Crown Memorial State Beach.

BACKGROUND

The restroom facilities at Crown Beach have been assessed by the East Bay Regional Park District (Park District) and identified as being in poor condition, requiring replacement. Originally constructed in the 1980s, the wooden structures have deteriorated significantly. Furthermore, the existing restrooms lack lavatory sinks, and the accessible restroom at Grand Street no longer meets current accessibility standards.

The scope of the Grand Street Restroom Improvements project includes the removal of the aging wooden structures from the 1980s. In their place, a pre-cast concrete CXT flush restroom building will be installed, equipped with amenities such as drinking fountains, a water bottle filler, an information panel, and bike racks. The new restroom building will feature two ADA-accessible, all-gender, single-user stalls with lavatory sinks.

ANALYSIS

Prior to project completion, the City of Alameda determined that the restroom site falls within Flood Zone AE, as indicated by FEMA's Flood Insurance Rate Map (FIRM). The 100-year flood stillwater elevation nearest to the site is 10.23 feet NAVD88, according to the Flood Insurance Study (FIS). To comply with regulations requiring Base Flood Elevation (BFE) plus one-foot freeboard, the lowest floor of the restroom must be elevated to at least 11.23 feet NAVD88. This standard applies to all equipment and utilities within the restroom, causing the Park District to redesign the restroom from a finished floor elevation (FFE) of 9.52 feet up to 11.3 feet, raising it approximately 1' 3/4".

To meet these city requirements, the contract with VNH Builders Inc., requires amendment. Given the significant alterations required to raise the building to the required elevation, up to \$497,000 is required to be appropriated from the Major Infrastructure Renovation and Replacement Fund 553

to the Replace Restrooms Robert Crown Beach, Project No. 538100, and a contract amendment must be executed. When combined with existing change orders, this will result in a total contract cost of up to \$805,200.

FISCAL IMPACT

This recommended action will authorize a contract amendment with VNH Builders Inc. of up to \$497,000 above the current contract amount of \$308,200, bringing the total contract amount up to \$805,200. Additionally, this action will authorize the appropriation of \$497,000 from the Major Infrastructure Renovation and Replacement Fund 553 to the Replace Restrooms Robert Crown Beach Project No. 538100.

SOURCE OF FUNDS	
Existing Budget, Replace Restrooms (538100)	\$ 400,176
Proposed Appropriation from 553	\$ 497,000
Total Funds Available	\$ 897,176

USE OF FUNDS	
Change Order to VNH Builders Inc.	\$ 497,000
Contract and Change Orders to Date	\$ 308,200
Proposed Total Project Cost	\$ 805,200

ATTACHMENTS

None



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 – 07 -
JULY 30, 2024**

**AUTHORIZATION TO EXECUTE CONTRACT AMENDMENT AND
APPROPRIATE FUNDS FOR THE GRAND STREET RESTROOM IMPROVEMENTS
IN THE TOTAL AMOUNT OF \$497,000: ROBERT W. CROWN MEMORIAL STATE
BEACH**

WHEREAS, the current restroom facilities at Crown Beach have been assessed by the East Bay Regional Park District (Park District) and identified as being in poor condition, necessitating replacement. Originally constructed in the 1980s, the wooden structures have deteriorated significantly. Furthermore, the existing restrooms lack lavatory sinks, and the accessible restroom at Grand Street no longer meets current accessibility standards; and

WHEREAS, prior to project completion, the City of Alameda determined that the restroom site falls within Flood Zone AE, as indicated by FEMA's Flood Insurance Rate Map (FIRM). The 100-year flood stillwater elevation nearest to the site is 10.23 feet NAVD88, according to the Flood Insurance Study (FIS). To comply with regulations requiring Base Flood Elevation (BFE) plus one-foot freeboard, the lowest floor of the restroom must be elevated to at least 11.23 feet NAVD88. This standard applies to all equipment and utilities within the restroom. Causing the District to redesign the restroom from a finished floor elevation (FFE) of 9.52 feet up to 11.3 feet; and

WHEREAS, to meet these city requirements, an amendment of the contract with VNH Builders Inc. is required. Given the significant alterations required to raise the building to the required elevation, an additional \$497,000 will be appropriated from the Major Infrastructure Renovation and Replacement (553) fund to the Replace Restrooms Robert Crown Beach (538100) project. When combined with existing change orders, this will result in a total contract cost of \$805,200; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes an amendment of the contract up to \$497,000 with VNH Builders Inc., bringing the total contract cost up to \$805,200 to complete the construction of the Grand Street Restroom improvements at Robert W. Crown Beach Memorial Beach and approves the appropriation of \$497,000 from Major Infrastructure Renovation and Replacement (553) fund to the Replace Restrooms Robert Crown Beach (538100) project, as presented to the Board on July 30, 2024; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and
adopted July 30, 2024, by the following vote:

- FOR:
- AGAINST:
- ABSTAIN:
- ABSENT:

