



MEMORANDUM

To: Mayor and City Councilors

From: Rich Olson, City Manager

Date: April 18, 2013

Re: Consideration – Mariners' Wharf Public Restrooms (in former Mack Sawyer Building)

BACKGROUND:

In April 2012, the City Council authorized staff to submit two grant applications to CAMA. The first grant application was for the purchase of the former Mack Sawyer building located at 106 S. Water Street. This grant and the public purpose behind the application was the installation of public restrooms. The second application was for the renovation of the building.

The City was awarded the first grant from CAMA in the amount of \$102,000. The total value of the grant was \$142,500. The grant does require that the City install public restrooms. The City was required to provide \$38,000 as a local cash match and \$2,500 in in-kind services. Our local cash match was paid thru the Tourism Development Authority.

The second grant application, which was for the renovation of the building, was not funded.

ANALYSIS:

During the January 28, 2013 City Council meeting, staff requested that money held in an escrow account on behalf of Parks and Recreation be used to renovate the Mack Sawyer building. The City Council approved a budget amendment for \$135,752.

City staff engaged Hyman and Robey to prepare the design bid package and the cost estimates. During the design work, it was determined that the electric feed and breaker box would need to be updated to accommodate the anticipated load. The estimated cost to upgrade the electric service is \$13,000. In addition,

the water and sewer lines to the building will also need to be upgraded at a cost of \$6,000 to \$7,000.

Due to these unanticipated expenses for electric and water and sewer work, the estimated cost to install the restrooms is now \$145,000 to \$150,000. I have asked that Kim Hamby and Sean Robey provide an overview of the project during the Work Session on April 22, 2013.

If approved by the City Council, the bid opening would be held at 2 p.m. on May 7, 2013. If there are no issues, the matter would appear on the City Council's agenda for the May 13, 2013 meeting with construction to begin around June 1, 2013.

RCO/vdw



April 17, 2013

Mr. Rich Olson, City Manager
City of Elizabeth City
P. O. Box 347
Elizabeth City, North Carolina 27909

Subject: Mariners' Wharf Public Restrooms
Building Renovations
HR Proj. No. 130059

Dear Mr. Olson,

Per your request, we have prepared a preliminary cost estimate for the building renovations necessary to create the public restrooms and shower rooms, a new office restroom, and storage rooms in the building located at 106 S. Water Street. Our preliminary estimate indicates that the construction cost for the design/build project will be between \$145,000 and \$150,000.

If you have additional questions, please advise.

Respectfully Submitted,


Sean C. Robey, PE