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**AGENDA
TOWN OF CAMP VERDE
WORK SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, APRIL 24, 2024 at 5:30 P.M.**

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/87270276199?pwd=MkxRR2lxL3Qvc24zSDJ1VVBNSIA5QT09>

One Tap Mobile: 1-253-215-8782 or 1-346-248-7799

Meeting ID: 872 7027 6199

Passcode: 428851

Note: Council member(s) may attend Council Sessions either in person, by telephone, or internet/video conferencing.

1. **Call to Order**
2. **Roll Call.** Council Members Jackie Baker, Wendy Escoffier, Cris McPhail, Jessie Murdock, Robin Godwin, Vice Mayor Marie Moore, and Mayor Dee Jenkins.
3. **Pledge of Allegiance**
4. **Discussion, consideration, and possible direction to staff to proceed with alternative methods of construction for the Sports Complex Concession/Restroom building.** Staff Resource: CIP Project Manager Martin Smith.
5. **Adjournment**

Note: Upon a public majority vote of a quorum of the Town Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the purpose of discussion or consultation for legal advice with the Town Attorney as permitted by A.R.S. § 38-431.03(A)(3). Any other executive sessions will be separately included on the agenda above if an executive session will be held at the meeting.

Pursuant to A.R.S. §38-431.01 Meetings shall be open to the public - All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies shall occur during a public meeting. Pursuant to Town Code, Section 2-3-7.1 the Mayor shall call for a vote of the Council to allow the meeting to continue past the deadline of 10:00 p.m. The Town of Camp Verde Council Chambers is accessible to persons with disabilities. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk at 928-554-0021.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashas on 04-18-2024 at 4:00 p.m. in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

Jadie Edwards

Jadie Edwards, Acting Deputy Town Clerk



Agenda Item Submission Form – Section I

Meeting Date:

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Action/Presentation Work Session

Requesting Department: Public Works

Staff Resource/Contact Person: Martin Smith, CIP Project Manager

Agenda Title (be exact): Discussion, Consideration, and Possible Direction to direct staff to proceed with alternative methods of construction for the sports complex concession/restroom building.

List Attached Documents: Original floor plans from CXT, Structure Cast, Public Restroom Company, and Romtec; requested modified floor plans from CXT, Structure Cast, Romtec, and Public Restroom Company.

Estimated Presentation Time: 15 minutes

Estimated Discussion Time: 45 minutes

Reviews and comments Completed by:

Town Manager: Gayle Mabery **Department Head:** Ken Krebbs

Town Attorney Comments: _____

Risk Management: _____

Finance Department
Fiscal Impact:
Budget Code: 04-800-20-804000 **Amount Remaining:** \$1,303,813.13
Comments:

Background Information: In July 2023 staff placed an open bid for the construction of the concession/restroom building at the sports complex. Two bids were received – one for approximately \$1.80 million and the other for approximately \$1.35 million. At that time these bids were rejected as the cost was far outside of our budget for this amenity.

On March 20, 2024 staff brought forth a request for Council to consider alternative building solutions for the proposed concession/restroom facility at the sports complex. After the ensuing discussion Council approved the motion allowing staff to pursue this avenue for providing the concession/restroom facility; however, they felt that this warranted more discussion and requested staff to acquire 2-3 revised floor plans reflecting specific changes be brought to a Council work session. The specific changes requested included:

- Additional fixtures in the women’s restroom
- Larger storage area

- Addition of family restroom
- Integrated roof overhang over concession area
- Larger concession area

Since then Staff has reached out to all of the aforementioned vendors to obtain revised plans accommodating these requested changes. Staff has successfully obtained concepts from CXT, Romtec, Structure Cast, and Public Restroom Company. While Council only requested 2-3 different floor plan concepts, staff is presenting 7 concepts. This is mostly because each company represented brings unique offerings that should be considered.

Benefits of each brand:

CXT

- ✓ Entirely precast concrete building – highly durable
- ✓ 1 year structural warranty
- ✓ Interior and exterior lighting package
- ✓ 30 gallon water heater
- ✓ 3 compartment sink in concession area
- ✓ Stainless steel fixtures available at additional cost
- ✓ Wide array of exterior colors and textures available
- ✓ Building is delivered and assembled in 6 sections

Romtec

- ✓ They supply the plans and materials – we supply the labor
- ✓ Site built architecture
- ✓ Warranty is provided by installer and set by contract
- ✓ Not subject to limitations of prefabrication
- ✓ 50 gallon water heater w/ 2 gallon expansion tank
- ✓ GSA Contract holder – collaborative purchasing

Structure Cast

- ✓ Precast concrete – highly durable
- ✓ 50 year roof warranty / 5 year building warranty
- ✓ Interior and exterior lighting package
- ✓ 45 gallon water heater
- ✓ Installed on 4"-6" layer of crushed stone – no foundation or footings required
- ✓ Stainless steel fixtures available at additional cost
- ✓ Wide array of exterior colors and textures available
- ✓ Building is delivered and assembled in 5 sections

Public Restroom Company

- ✓ Prefabricated with engineered block (split face or precision block)
- ✓ Closest appearance to site built without actually being site built.
- ✓ 5 year warranty
- ✓ Interior and exterior lighting package
- ✓ 26 gauge standing metal seam roof
- ✓ Level 2 concession area – larger
- ✓ 14 gauge steel counters
- ✓ 50 gallon water heater
- ✓ 1-3 compartment sink in concession area
- ✓ Wide array of exterior colors and textures available

Current code requirements state that a minimum of 6 fixtures in each of the men's and women's restrooms are required. While it may be desirable to have more fixtures available this must be carefully evaluated as the addition of

each fixture significantly increases the cost of the overall building. It is staff's intention to keep the total cost of the concession/restroom facility at or below \$1,000,000.

It is important to note that regardless of which floor plan is chosen there will be an extra cost of installing the electrical service to the concession stand. There is conduit currently in place for this service; however, wiring must be run from the main electrical hub on Champion Trail adjacent to the maintenance yard to the proposed concession stand. PUR Solar has provided a cost estimate of \$80,000 to install the electrical service. Water and sewer connections are currently run to the promenade for easy connection to the proposed concession stand. In order to keep the project below the specified budget Staff must keep the installed cost of the proposed concession/restroom building below \$920,000.

Staff requests that Council review all of the original floor plans submitted together with the newly revised floor plans to determine which concept best meets the needs of the sports complex at a cost the Town can bear. With council direction to proceed with alternative methods of construction, staff will prepare the necessary documents to obtain competitive bids for the concession/restroom building with the features required.

Recommended Action (Motion): *Move to direct staff to proceed with alternative methods of construction for the sports complex concession/restroom building.*

Instructions to the Clerk:

None.

Original Floor Plan Concepts

As Presented at the 3/20/2024 Regular Meeting

41'-4" (ROOF OVERALL)

29'-4" (MOD-1&2')

12'-0" (MOD-3')

8"

28'-8"

11'-4"

8"

12'-0" (MOD-2')

12'-0" (MOD-1')

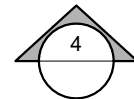
23'-2" (SLAB OVERALL)

22'-8"

24'-0" (MOD-3')

24'-0" (ROOF OVERALL)

40'-6" (SLAB OVERALL)



FLOOR PLAN

SCALE: 3/16" = 1'-0"


Price: \$825,000 - \$900,000

PUBLIC RESTROOM COMPANY
Building Better Restrooms for Everyone
Council Work Session

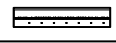




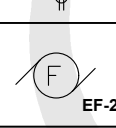

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BUILDING TYPE:	RESTROOM/ CONCESSION BUILDING	REVISION #	REVISION DATE:	SHEET#
PROJECT:	McARTHUR ROAD SPORTS COMPLEX FAYETTE, NC April 24, 2024	-	DRAWN BY:	A-1
		PROJECT #:	START DATE: 5/7/2023	MAX. PERSON / HOUR:
		11632	DRAWN BY: EOR	540 M

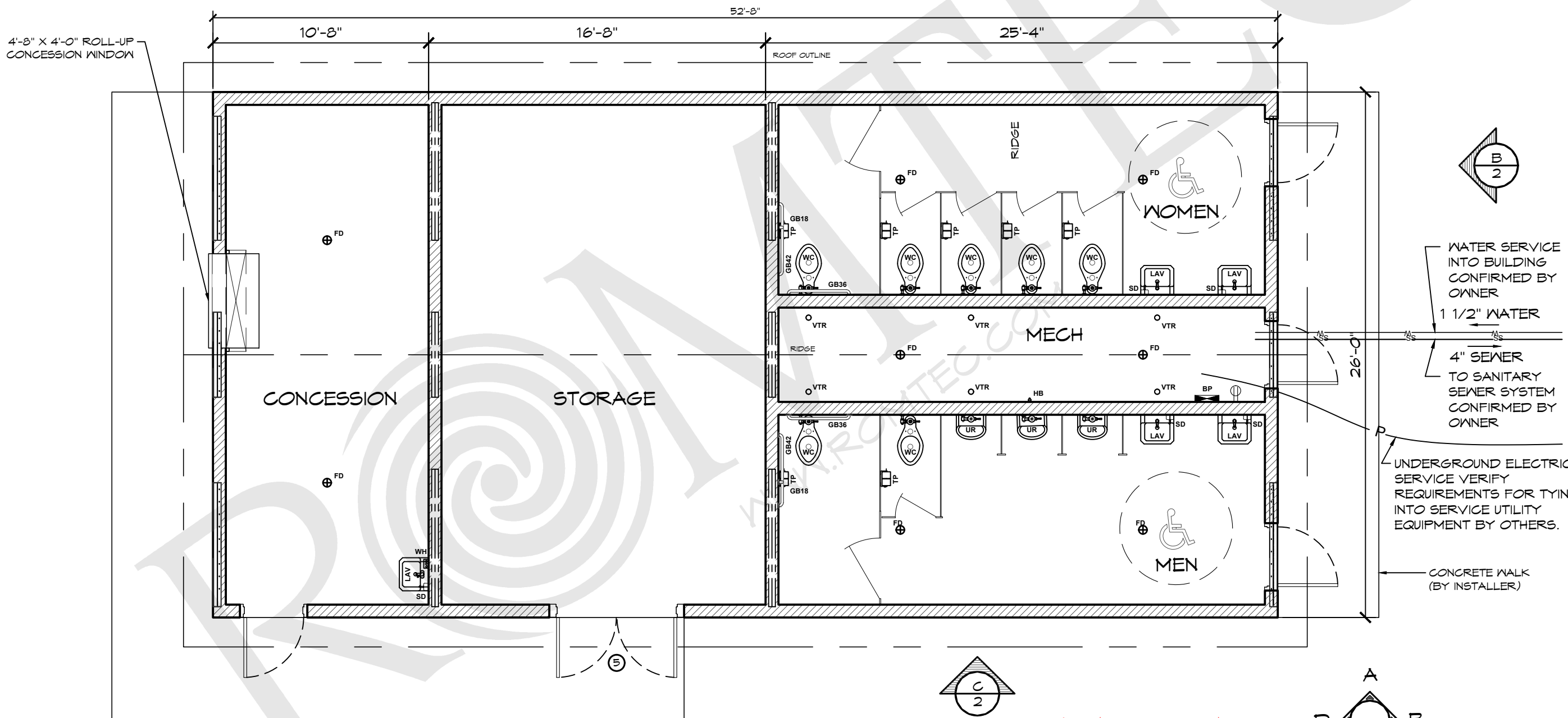
WALL TYPE SCHEDULE

 8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE VENT	4
	EXTERIOR WALL LIGHTS	9
	INTERIOR CEILING LIGHTS	11
	FLOOR DRAIN	7
	ELECTRICAL OUTLET	6
	ROMTEC 6.1 VENTILATION PACKAGE	
	16" x 24" KICKPROOF WALL VENT	12

ROMTEC
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470
 (541) 496-3541 FAX (541) 496-0803
PRELIMINARY



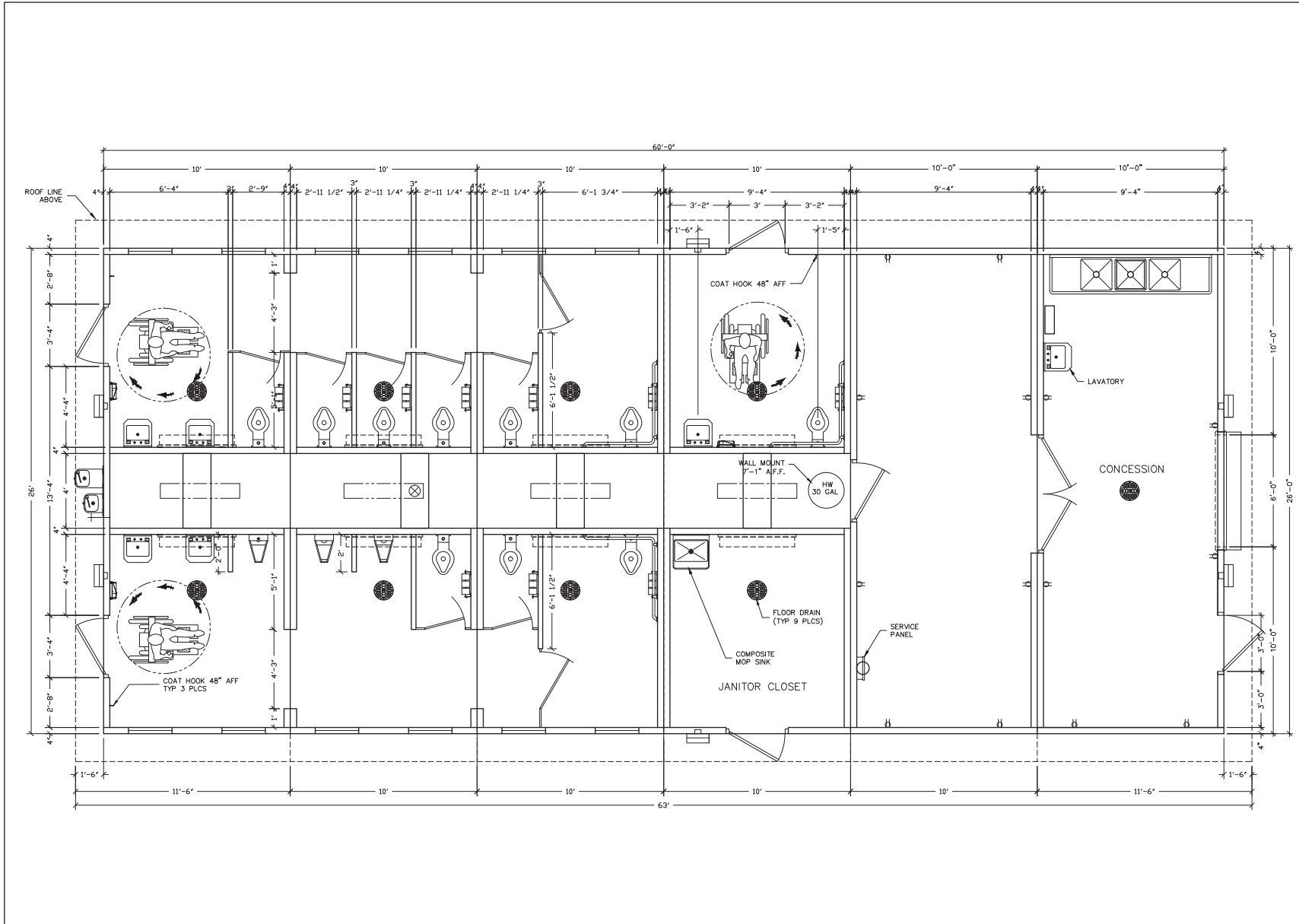
1 FLOOR PLAN
 SCALE: 3/16" = 1'-0"

Base Price: \$295,000 - \$450,000
 Installation: \$368,750 - \$562,500
TOTAL: \$663,750 - \$1,012,500

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 PROJECT: 2089 SIERRA III MULTI-USER RESTROOM W/ CONCESSION & STORAGE
 CUSTOMER PROJECT LOCATION
 SHEET TITLE: FLOOR PLAN
 PROJECT#: XXXX
 MODEL#: 2089
 DATE: 00/00/21
 REVISIONS
 REV. DATE BY
 DRAWN BY: JS
 SHEET NO. 01
 Page 1 of 11

Revised Floor Plan Concepts

As Requested at the 3/20/2024 Regular Meeting



3808 N. Sullivan Bldg. #7 Spokane, WA 99216

CXT
Precast Products
 901 N. Highway 77 Hillboro, TX 76645

PROJECT TITLE
SANTIAGO
 PROPOSAL NUMBER 18-237P

NOTICE
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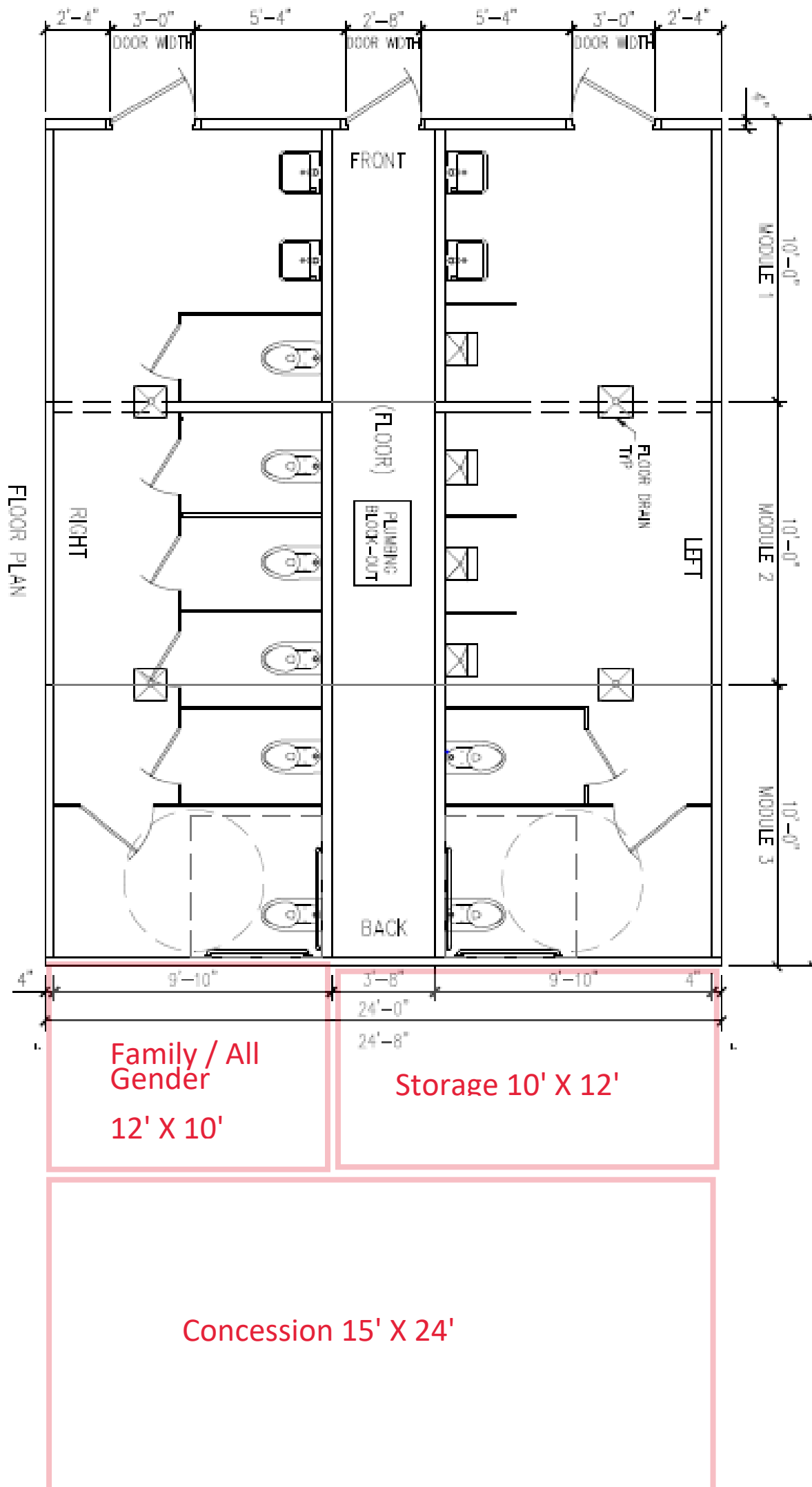
CXT Incorporated

DATE	DESCRIPTION	BY	CHK
07-12-18	3/16" = 1' - 0" DATE		
	FILE NO. 18-237P		
	PLCOT 48		

FLOOR PLAN

DWG NO.	S-03	SHEET	3	REV.	
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Base Cost: +/- \$700,000



**Structure Cast -
Appalachian Modified**

Base Cost: \$754,696