

**City to Have 2 “Taj Mahal” Potties;
Bicentennial Park Public Restrooms
a “Bargain” at \$461 Per Square Foot;**

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City Council members Nov. 23 approved a low bid of \$268,421 for construction of the long-awaited two-story public restroom building at Bicentennial Park.

The design-build team of Palmetto Construction-RAFI Architecture’s bid comes out to \$461.20 per square foot for the 582 square-foot structure that includes three stalls in the men’s and women’s sides as well as a family restroom as required by the building code.

While \$461 per square foot may seem like a lot of cash for a simple restroom, the price is 33 percent lower than what the city paid for the public restrooms at the L. A. Water and Power Building last year.

The low bid for the 251 square-foot L. A. Water and Power Building project was \$172,565, or \$688 per square foot.

Both projects have used or are using Redevelopment Agency funds with the Bicentennial Park public restrooms earmarked for \$340,000.

City staff said the Bicentennial Park project’s remaining balance of about \$71,500 would be used for items not included in the bid, such as the electronic lock system, storage racks for the storage area and other undisclosed items.

The Bicentennial Park structure includes restrooms on the second floor and a storage area underneath on the ground level. The potty shack will be built at the rear of City Hall on the “smooth as a baby’s behind” paved area next to the Parks and Recreation Building nearest the park.

The design-build team of Palmetto Construction-RAFI Architecture was selected over two other teams who were asked to submit final proposals. The three finalists came from a total of nine companies that submitted preliminary proposals.

Despite a protest by Kohler Architecture that the point system used to rank finalists was flawed, city staff recommended Palmetto-RAFI saying it had submitted the best park restroom design and was “best suited for the project.”

Although no one has determined whether the new park restroom capacity of seven stalls will be sufficient to handle the usage loads created by the city’s special events, the structure undoubtedly will save principal local special event organizers – the Boulder City Hospital Foundation (Art in the Park), the Chamber of Commerce (Spring Jam), The Boulder City Art Guild (Boulder City Fine Arts Festival), the Rotary Club of Boulder City (Best Dam Barbecue) and Sunrise Rotary (Wurstfest) -- untold thousands of dollars in porta-potty rental fees.

The savings will then come at the expense of property owners in the Redevelopment Area whose higher property taxes fund the RDA.