



# STAFF REPORT

CITY COUNCIL of the CITY of SAUSALITO

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## AGENDA TITLE

Receive and File Report Regarding Status of Parking Lot #1 Booth Replacement Project

## RECOMMENDED MOTION

No Action Necessary – Direction Welcome

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## SUMMARY:

At its meeting of January 27, 2009 the City Council adopted a Resolution authorizing purchase of a pre-fabricated booth to replace the existing booth at the City's Lot 1. Council directed Staff to report on the status of the booth replacement project at this meeting. Since being informed of the purchase, B.I.G. Enterprises has prepared Shop Drawings and transmitted same for review and approval by the City. Copies of the Shop Drawings and color samples are attached to this Staff Report. The site plan prepared for Planning Commission review at its January 9, 2008 regular meeting is also attached as are two color aerial photograph views of the site – one orthographic view from Google Earth and a MarinMap GIS image with parcel layer. Each of those has been annotated to depict the proposed new booth location. The overhead view also shows preliminary utility routing for the project. On the basis of the trench lengths, the following preliminary construction cost estimate has been prepared:

### Preliminary Construction Cost Estimate – Booth at Lot 1 Installation

<u>Utility</u>	<u>Length (ft)</u>	<u>Estimated Unit Cost (\$/ft)</u>	<u>Extension (\$)</u>
Water	90	\$60	\$5,400
Sewer	20	\$80	\$1,600
Joint E-Tel-CTV	270	\$50	\$13,500
Data	130	\$50	<u>\$6,500</u>
Subtotal Utility Construction Cost Estimate			\$27,000
Permits and Contingency (25%)			<u>\$6,750</u>
Total Utility Construction Cost Estimate			<b>\$33,750</b>

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Item: 6E  
Meeting Date: 2/10/2009  
Page: 1

**Preliminary Construction Cost Estimate – Booth at Lot 1 Installation (cont'd)**

<u>Other Construction Cost Items</u>	<u>Extension (\$)</u>
New Booth Pad Clear, grub form and pour reinforced Portland Cement Concrete pad 19-ft by 32-ft (estimated at \$10 per square foot)	\$6,080
Crane for unloading and setting booth (2 picks at \$2,000 ea)	\$4,000
Prevailing wage connect and assemble booth (40 hrs at \$75/hr)	<u>\$3,000</u>
Subtotal Booth Pad and Installation Cost Estimate	\$12,440
Permits and Contingency (25%)	<u>\$3,110</u>
Total Other Construction Cost Estimate	<u>\$15,550</u>
<b>Total Utility and Other Construction Cost Estimate</b>	<b>\$49,300</b>

**ISSUES**

Additional site, utility design, and construction work will be necessary to accommodate installation and initiation of operation of the new booth. The Planning Commission tentatively approved “Cardtex Snowdrift White” for the exterior walls of the new booth, and “Deep Blue Sea” for the standing-seam metal roof. These are intended to continue the color theme of the existing booth. Photographs of the existing booth are also attached. The detailed floor and façade drawings will be brought to the Planning Commission for formal approval prior to authorizing fabrication.

**FISCAL IMPACT**

Subtracting the funding for booth purchase of \$65,053 from the unencumbered balance of \$85,000 as of January-16, 2009 leaves almost \$20,000 (or less than half of the estimated cost to prepare the site and install the booth detailed above). Staff will develop a proposal to fund the required improvements in conjunction with the mid-year budget process later this month, or identify a less costly alternative.

**STAFF RECOMMENDATION**

Receive and file status report.

**ATTACHMENTS**

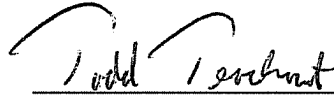
- 1. Shop Drawings and Color Samples received 4FEB09 (Originals in color)
- 2. Site Plan approved by Planning Commission in January 2008
- 3. Aerial Photographs and Annotated Photographs (Originals in color)
- 4. Photographs of the existing booth and proposed location

PREPARED BY:



Jonathon Goldman  
Director of Public Works

REVIEWED BY:



Todd Teachout, PE  
City Engineer

SUBMITTED BY:

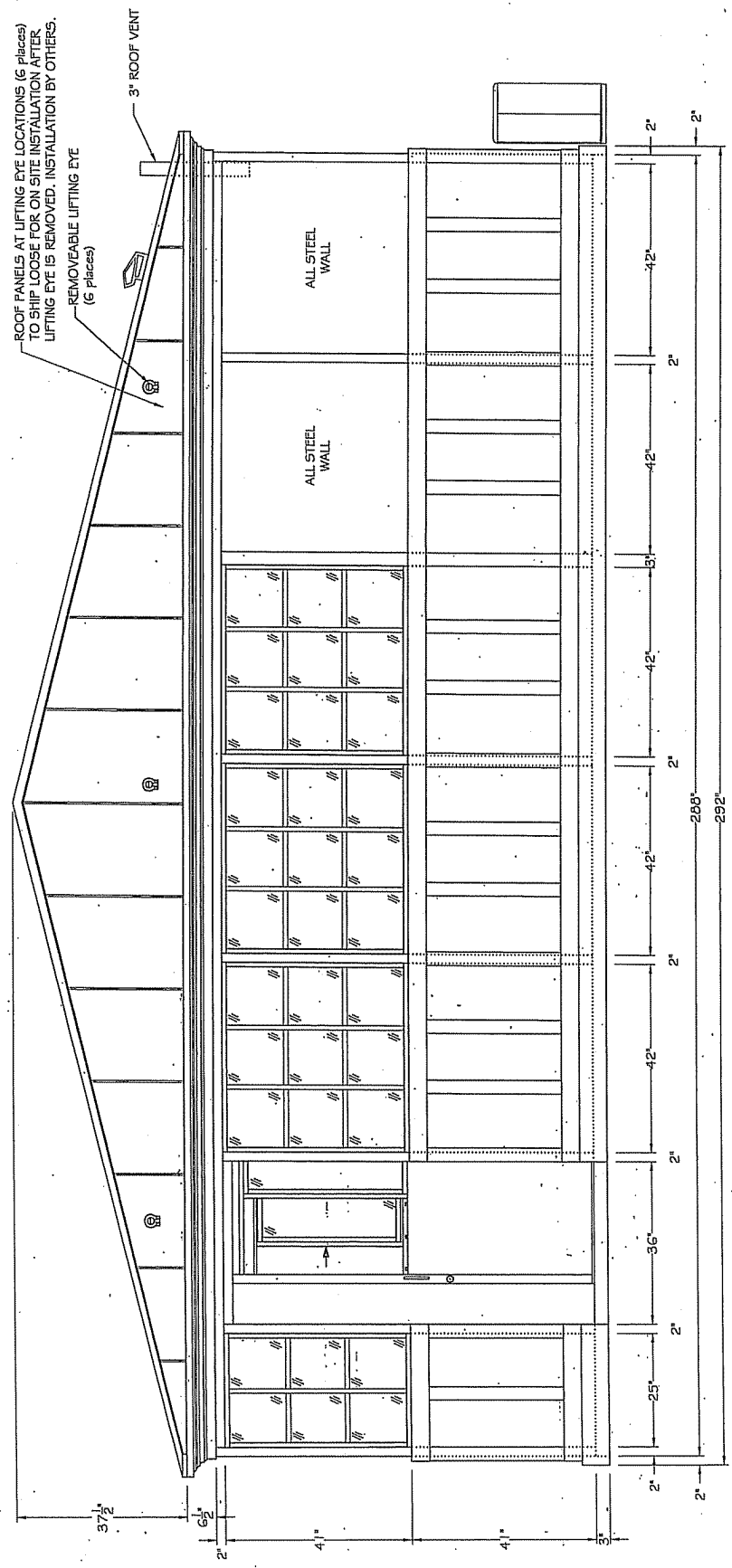
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Adam W. Politzer  
City Manager

[Status Lot 1 Booth]

ATTACHMENTS 4

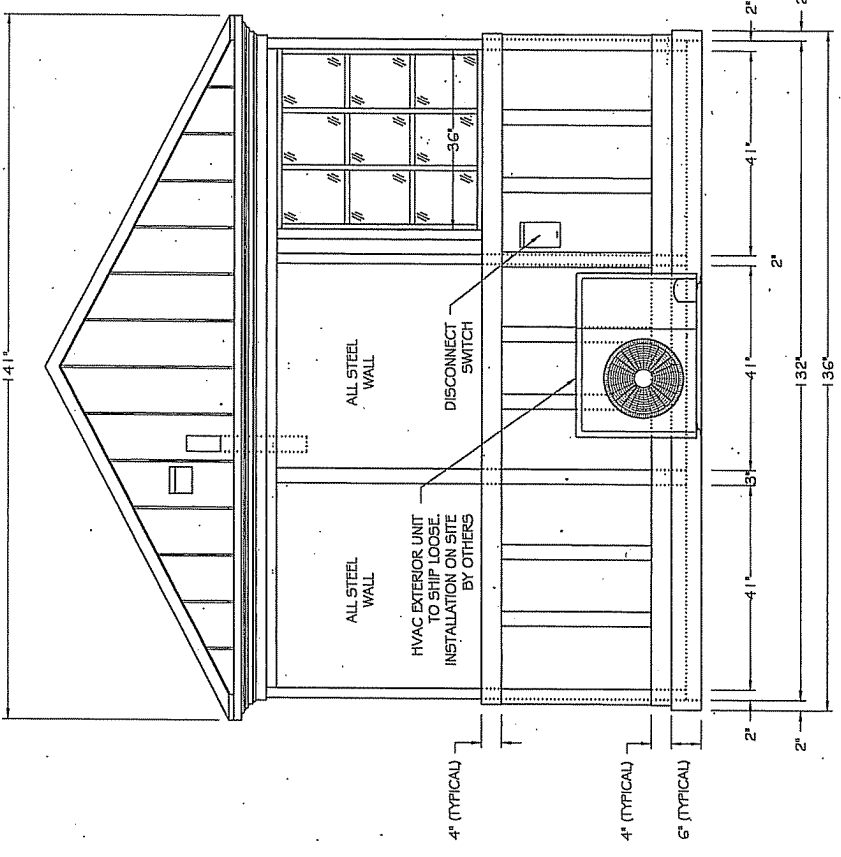
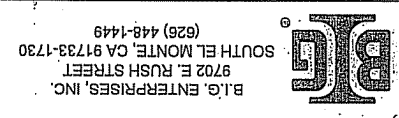




**E1** LEFT ELEVATION  
 SCALE  $\frac{1}{2}'' = 1' - 0''$

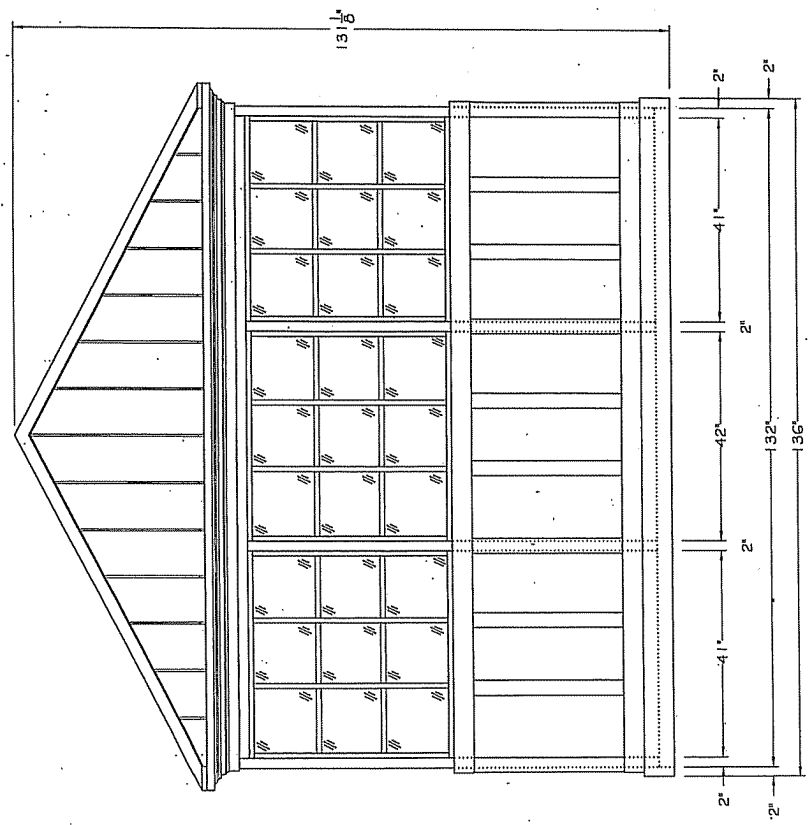
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6E  
6



**E4** REAR ELEVATION  
 SCALE 1/2" = 1' - 0"

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**E2** FRONT ELEVATION  
 SCALE 1/2" = 1' - 0"

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 7

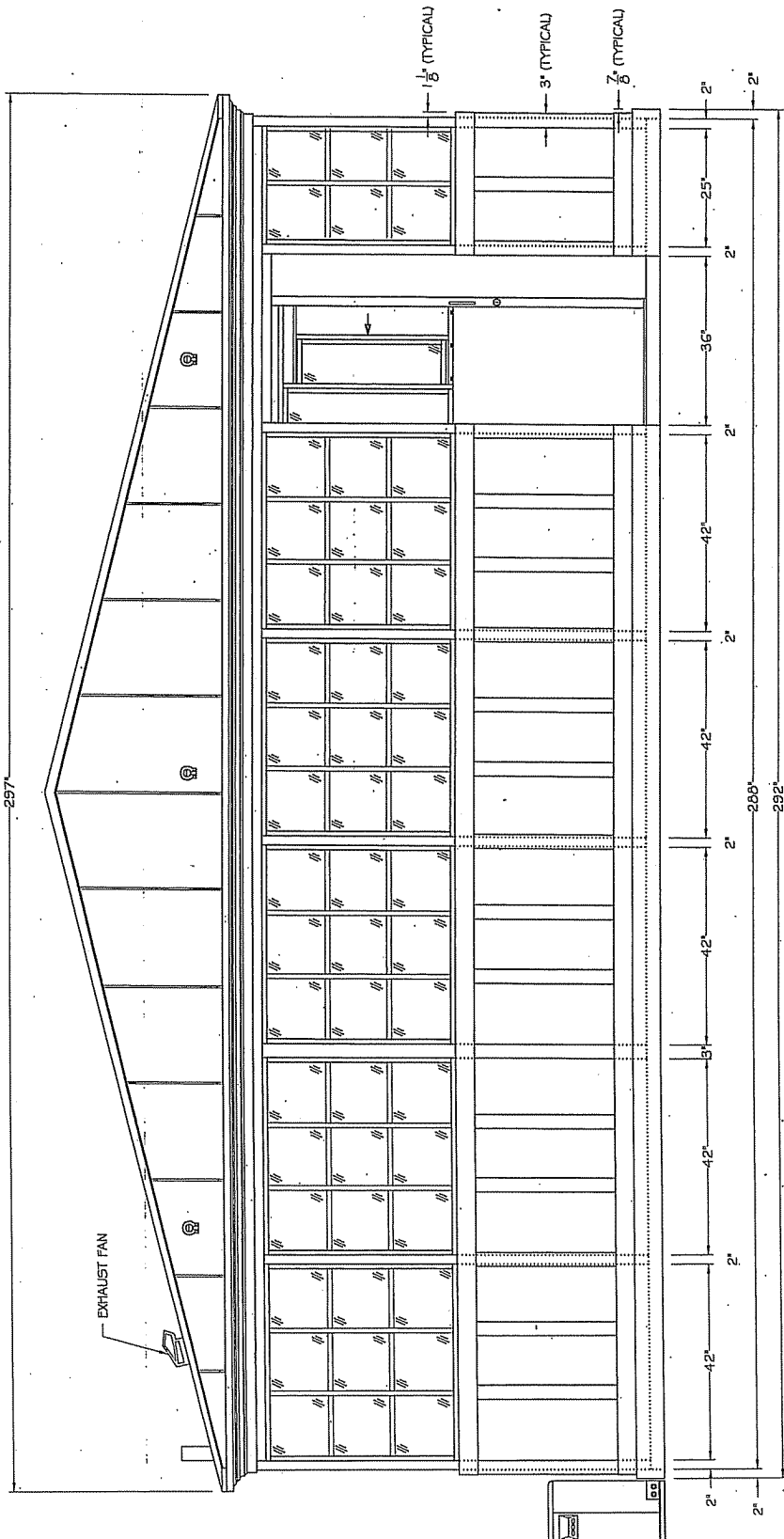
DOP1124B JOB NO: 7830  
 BY: LG  
 DATE: 02-02-09  
 SCALE: AS NOTED

CITY OF SAUSALITO  
 ATTENDANT BOOTH

B.I.G. ENTERPRISES, INC.  
 9702 E. RUSH STREET  
 SOUTH EL MONTE, CA 91733-1730  
 (626) 448-1449



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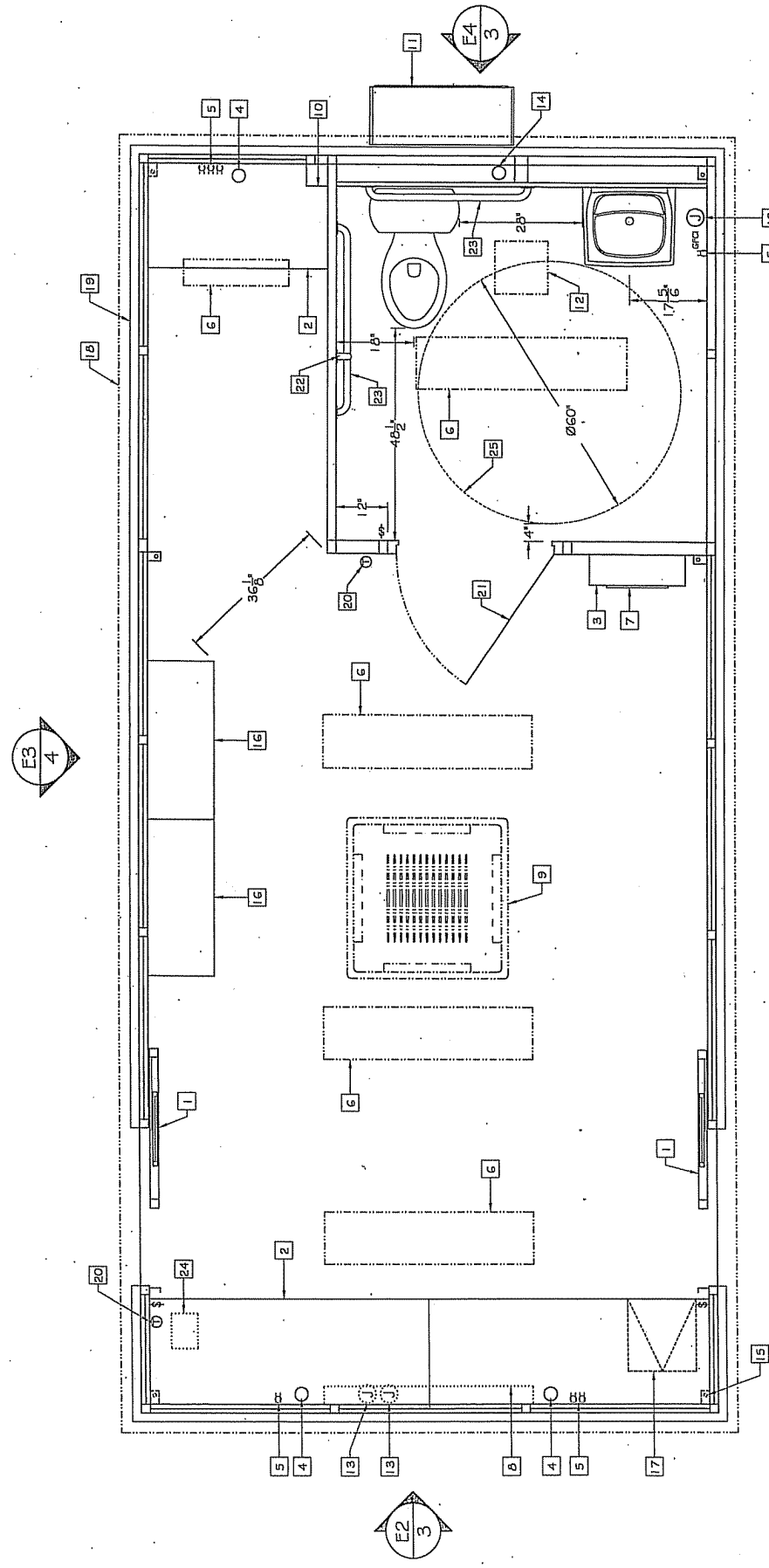
E3 RIGHT ELEVATION  
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60E  
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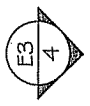


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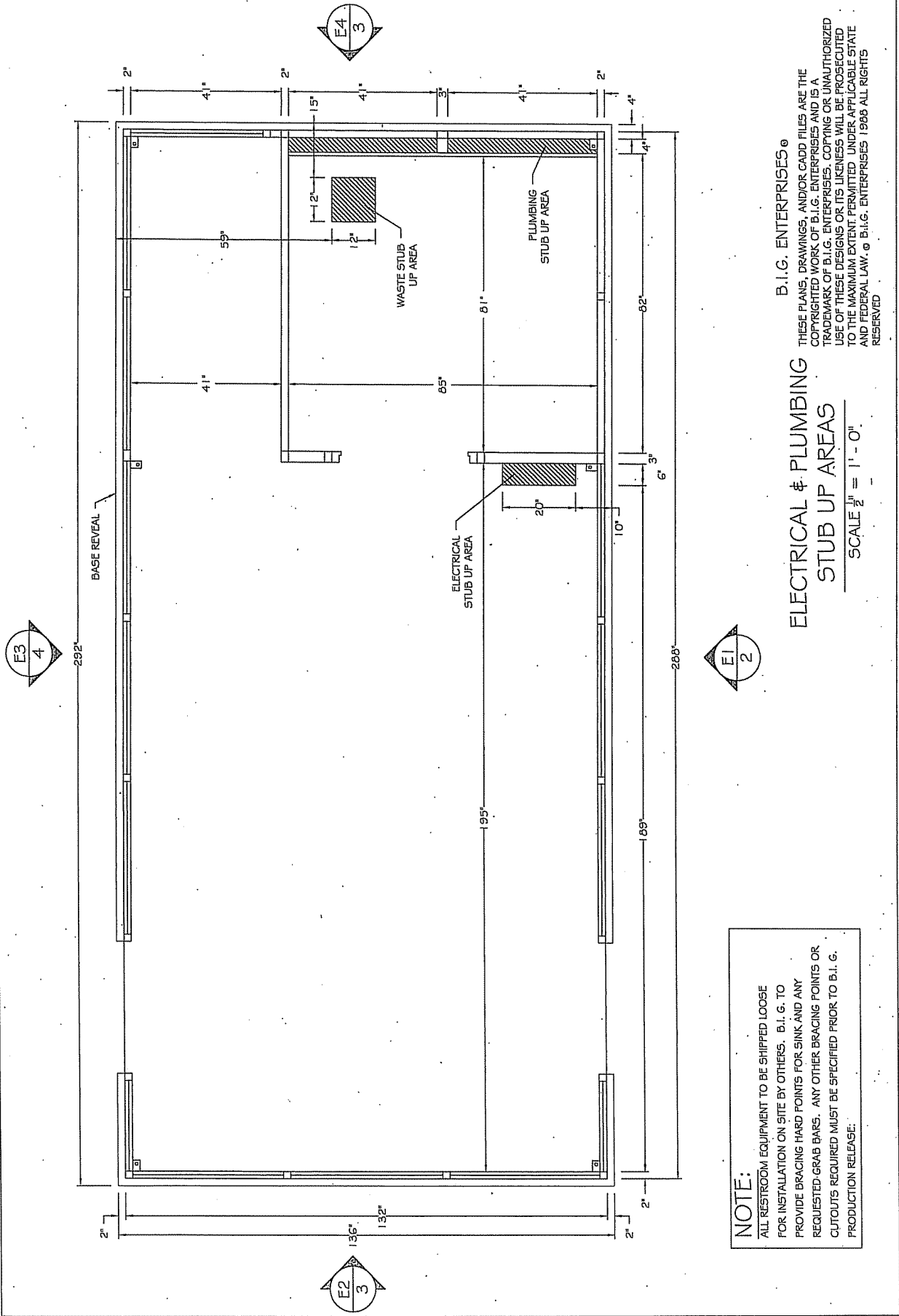
FLOOR PLAN  
 SCALE 1/2" = 1'-0"

- LEGEND:
- 1 SLIDING DOOR W/SLIDING WINDOW
  - 2 24" SHELF
  - 3 ELECTRICAL CABINET
  - 4 3" COR'D ACCESS HOLE
  - 5 RECEPTACLES (7 PLACES)
  - 6 FLUORESCENT FIXTURES
  - 7 LOAD CENTER
  - 8 HEATER
  - 9 AIR CONDITIONER
  - 10 A/C CHASERWAY
  - 11 A/C EXTERIOR UNIT
  - 12 EXHAUST FAN
  - 13 JUNCTION BOX
  - 14 3" ROOF JACK
  - 15 ANCHOR CLIP (6 PLACES)
  - 16 CABINET
  - 17 5-BILL DRAWER
  - 18 OVERHANG
  - 19 BASE REVEAL
  - 20 THERMOSTAT
  - 21 SWING DOOR
  - 22 VERTICAL GRAB BAR
  - 23 HORIZONTAL GRAB BAR
  - 24 DROP SAFE
  - 25 ADA TURNING AREA



609





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**ELECTRICAL & PLUMBING  
 STUB UP AREAS**

SCALE 1/2" = 1' - 0"

**NOTE:**  
 ALL RESTROOM EQUIPMENT TO BE SHIPPED LOOSE  
 FOR INSTALLATION ON SITE BY OTHERS. B.I.G. TO  
 PROVIDE BRACING HARD POINTS FOR SINK AND ANY  
 REQUESTED GRAB BARS. ANY OTHER BRACING POINTS OR  
 CUTOUTS REQUIRED MUST BE SPECIFIED PRIOR TO B.I.G.  
 PRODUCTION RELEASE.

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**GENERAL NOTES:**

1. Frame work to be 2" x 2" x .063" and 2" x 3" x .083" A500 tube.
2. Unit to have half glazed 16 ga galvanized steel walls with 16 ga galvanized interior liners.
- 2a. Walls to have 1" x 4" horizontal reveals at the window sill line, a 10" stepped base reveal, and 1" x 3" vertical reveals in-between.
3. Unit to have a 16 ga custom standing seam pyramid roof with a 6-1/2" fascia and a 4-1/2" overhang on all sides. Roof to consist of steel framing covered with 3/4" exterior grade plywood, a roof sealing membrane, and a 24 ga standing seam deck. Soffit to have a standard 4" crown molding.
- 3a. Unit to have six 3/4" shank lifting eyes mounted on the roof. Lifting eyes are designed for a STRAIGHT VERTICAL LIFT ONLY. Spreader bars must be used when lifting booth to ensure this vertical lift. All warranties will be void if not lifted in this manner.
4. Unit to have an 11 ga A569 steel floor covered with 1/8" thick x 19" square, black rubber tiles with 4" high black perimeter cove molding. Floor to be mounted on a 3" steel tube frame. Underside of floor to be fully coated with bituminous undercoating sealant.
- 4a. Floor will require a ramp the full width of one door opening with a slope of 1" to 1'-0" to meet ADA handicap access requirements. Ramp to be installed on site. All materials and labor by others.
5. Unit to have two B.I.G. interior sliding doors with rigid steel rollers, mortise hook type locking hardware, keyed outside thumb turn inside, and weather stripping. Doors to be keyed alike.
- 5a. Doors to each have a sized framed horizontal sliding window with a lock.
6. Unit to have dual pane insulated tempered, safety glass with a make up of 1/4" tinted, 1/4" air space, 1/4" clear and a Low E coating.
- 6a. Sliding windows to have 1/4" tinted glazing.
- 6b. Customer to specify the color of tint prior to B.I.G. production release. Standard tint colors are Bronze or Gray.
- 6c. If customer does not provide a tint selection, B.I.G. will choose a standard tint color that best complements the paint color selected.
- 6d. Windows to have 1" colonial style muntins.
7. Unit to have one 3 wire single phase, 24 pole, 125 amp 120/240 volt, load center flush mounted in an SKEO cabinet. All electrical equipment to be U.L. listed and all wiring to be per current published NEC standards. All conductors to be copper, with a minimum size of #12. Exposed wiring to be in surfaces mounted EMT conduit. Concealed wiring to be in flexible aluminum conduit. Final power connection and grounding to be done on site by others. All work to be done by a qualified electrician in accordance with all applicable local codes.
- 7a. Unit to be classified by Underwriters Laboratories to the 2002 National Electrical Code.
8. Unit to have three 1' x 4' fluorescent light fixtures recessed in the acoustic tile drop ceiling and controlled by a single pole wall switch.
- 8a. Unit to have one 6' x 24" fluorescent light fixture recessed in the acoustic tile drop ceiling and controlled by single pole wall switch.
- 8b. Unit to have one 1' x 4' fluorescent light fixture recessed in the acoustic tile drop ceiling of the restroom area and controlled by a single pole wall switch.
9. Unit to have three duplex outlets mounted under each shelf.
- 9a. Unit to have two single gang junction boxes mounted under the front shelf. Each junction box is to have an empty 1/2" conduit run to the electrical stub up area for data and communication lines by others.

- 9b. Unit to have a GFCI duplex outlet mounted in the restroom at 42" A.F.F.
- 9c. Unit to have a junction box mounted in the restroom. Junction box is to be wired for 240V, and is provided for the electrical connection of the water heater. The water heater is shipped loose, and is to be installed as part of the overall plumbing installation, by others.
10. Unit to have a split a/c system providing a minimum of 24,000 BTU heating and cooling.
- 10a. A/C interior air handler unit, and refrigerant lines, condensate line, and electrical to ship fully installed in a chaseway to the roof. Exterior unit to ship loose. Final installation of exterior unit, connection of refrigerant lines and electrical by others on site.
- 10b. A/C to have a seer of 13.0
- 10c. Exterior a/c unit to include a disconnect switch.
- 10d. Unit to have one 1000 Watt, 3,413 BTU baseboard heater with wall mount thermostat.
11. Unit to have one 24" x 128" straight front shelf and one 24" x 41" straight removable rear shelf. Front shelf to have two 3" electric access grommet inserts and the rear shelf to have one. Shelves to be covered in white plastic laminate and mounted at 34" above finished floor.
- 11a. Shelves to be rated for a 250 lb. load.
- 11b. Front shelf to include one five comfive bill steel cash drawer mounted below.
- 11c. Front shelf to have one drop box safe with dual key system mounted on a pedestal below.
- 11d. Unit to have two 36" wide x 34" tall x 15" deep steel B.I.G. cabinets, each with two locking doors, one adjustable shelf, and two locking drawers.
12. Unit to have insulation with the following "R" values:
13. Walls R-10, Roof R-19.
14. Unit to have six interior anchor clips. Six 5/8" Hilti KB-TZ bolts with 3-1/8" minimum embedment in 2500 psi concrete are required for placement of booth. Concrete to be level. If sloped, slope towards drain opening(s) on booth. Concrete, bolts and mounting shall be by others. Anchor bolts will require special inspection per ESR-1917.
15. Unit to have restroom area with partition wall, swing door with privacy lock, exhaust fan (min. 70 cfm) and one installed 3" roof jack with 3" PVC tube vent stubbed 6" below ceiling. Verification of vent sizing, and vent installation to be by others in coordination with the local applicable codes.  
The following equipment (or equals) will be shipped loose for on site installation by others:  
Standard lavatory, Kohler #K2005-0  
Toilet seat: Olson #10  
Toilet seat: Kohler #K106-42  
Grab bar-36": Bobrick #6106-36  
Grab bar-18": Bobrick #6106-18  
Paper towel holder: Bobrick S.S., B-262  
Water heater: 240V Bradford White ES-3500-45-10 Snap Dispenser: Bobrick S.S., B-6727  
Mirror: surface mount, S.S. framed frame 16" x 24", Bobrick #B-163 1622
- 15a. All exposed steel surfaces to be coated with two component high solids polyurethane rust inhibitive primer, and two component high solids polyurethane finish coat.
- 15b. Unit to have a two tone color scheme. One color to be selected for the entire interior and the exterior from the fascia down. The second color is for the roof deck and is to be chosen from the roof deck manufacturers standard color chart.
- 15c. Customer to provide color selections prior to the start of manufacturing.

**B.I.G. ENTERPRISES, INC.**  
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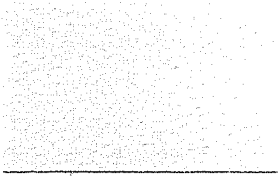
DOP1124B JOB NO: 7830  
BY: LG  
DATE: 02-02-09  
SCALE: AS NOTED

CITY OF SAUSALITO  
ATTENDANT BOOTH

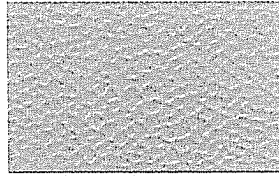
Job No:	7830	Job Name:	City of Sausalito
Booth Width in Inches:	132		
Booth Length in Inches:	288		
<b>A. Lighting Loads</b>			
Continuous Lighting Load	264.0 VA	3 VA / ft <sup>2</sup> x 125% =	990.00
Actual Interior Lighting Load		Total VA of all interior light fixtures =	264.00
<b>B. Receptacle Loads</b>			
Noncontinuous Duty	0.00	VA x # of receptacles x 125% =	0.00
Continuous Duty	0.00	Larger of Continuous & Actual loads + Non Continuous & Exterior	990.00
<b>C. Heating, A/C &amp; Motor Loads</b>			
Larger of heating or A/C Load	1260.00		
Motor Loads (Use VA rating on motor if provided)	4850.00		
Continuous Motor Loads	150.00		
Non-Continuous Motor Loads	0.00		
<b>D. Largest Motor Load</b>			
Largest motor load from C	37.50		
<b>E. Additional Loads</b>			
Nonreceptacle loads for additional continuous loads provided with building x 125%	4375.00		
Nonreceptacle loads for additional non-continuous loads provided with building	100.00		
<b>F. Total Loads</b>		Total VA	12462.50
		Total VA / 240V =	51.52 Total Amps

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11

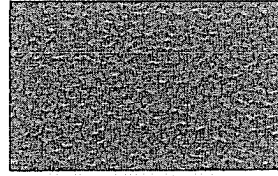
# BIG CARDTEX COLORS



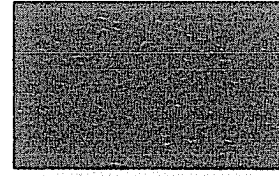
Cardtex Snowdrift White



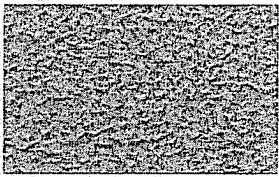
Cardtex Suntan



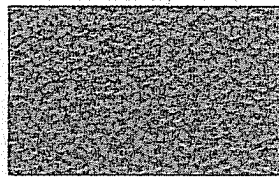
Cardtex Vine Green



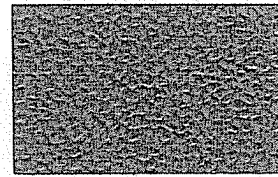
Cardtex Terra Cotta



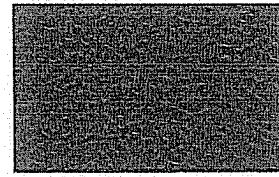
Cardtex Silver



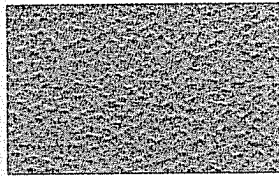
Cardtex Beige



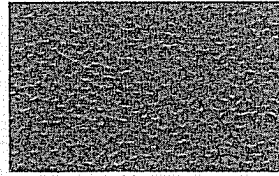
Cardtex Patina



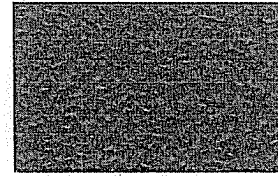
Cardtex Banner Red



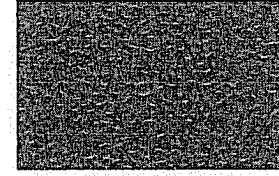
Cardtex Gray



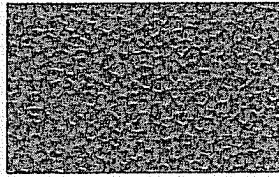
Cardtex Desert Sage



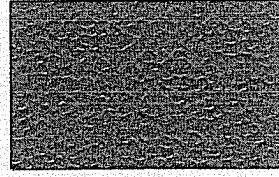
Cardtex Green



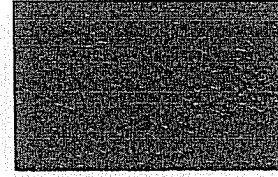
Cardtex Plum



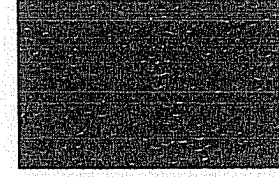
Cardtex Marlin Blue



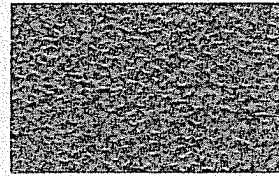
Cardtex Dust Brown



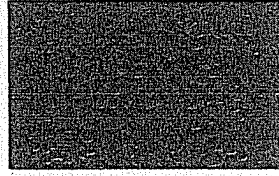
Cardtex Dark Green



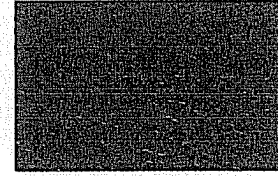
Cardtex Burgundy



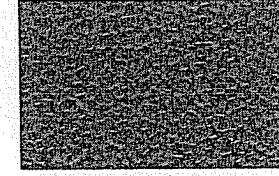
Cardtex Mistique



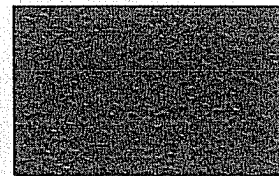
Cardtex Cocoa



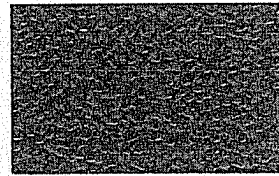
Cardtex Forest Green



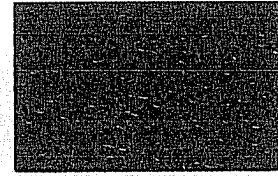
Cardtex Blue



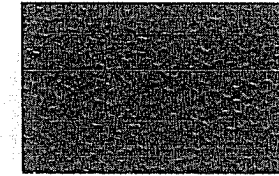
Cardtex Bronzestone



Cardtex Gold



Cardtex Black



Cardtex Regal Blue



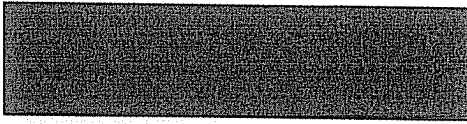
## ENTERPRISES, INC.

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 South El Monte, CA 91773-1730  
 (626) 448-1449 / FAX (626) 448-3598  
[www.bigbooth.com](http://www.bigbooth.com)

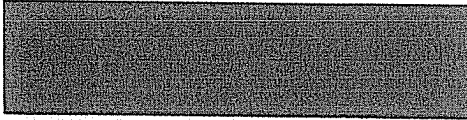
**Our High Solids Polyurethane** is the most durable coating in the industry. This product features superior resistance to a wide range of chemicals and salt spray corrosion. It offers outstanding color and gloss stability when exposed to sunlight and is extremely resistant to chipping and abrasion.

6E  
12

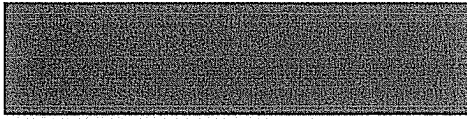
# Architectural Color Guide



HARTFORD GREEN ★◆



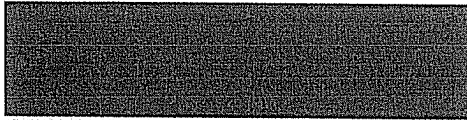
JADE GREEN ◆



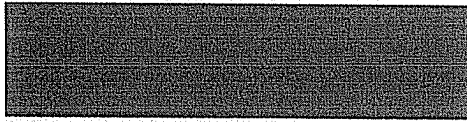
LEAF GREEN ◆



MARINE GREEN ◆



MOSS GREEN ★◆



CLASSIC GREEN ★



DESERT TAN ◆



MUSKET ◆



DARK BRONZE ★

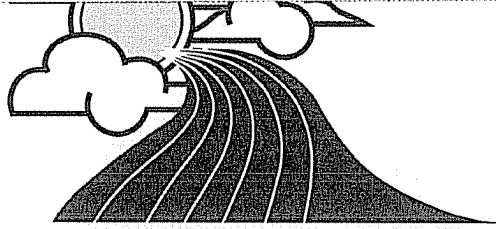


WEATHERED COPPER ★◆



ZINCALUME PLUS

## STANDING SEAM ROOF COLOR



**Nu-Ray**  
Metal Products, Inc.

1234 37th St. NW, Auburn, WA 98001  
Voice 800-700-7228 / Fax 253-833-7268

### Color and Gauge Key

★ Available in 24 GA. Kynar 500® / ULTRA-Cool™

◆ Available in 26 GA. Kynar 500® / ULTRA-Cool™

**BASF**  
The Chemical Company

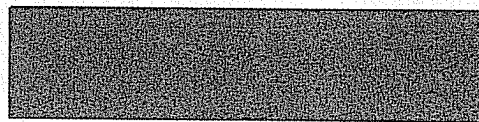
**steelscape**

For additional color choices and product information visit our web site @  
[www.nuraymetals.com](http://www.nuraymetals.com)

All colors shown on this card are approximate to actual finish colors as accurately as possible

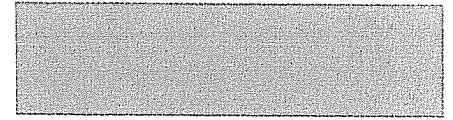


COPPER PENNY ★



PRE-WEATHERED ZINC ★

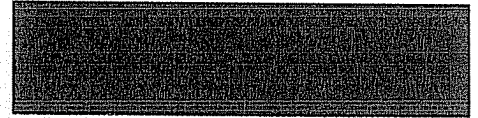
DISCONTINUED



SIERRA TAN ★



COLONIAL RED ★◆



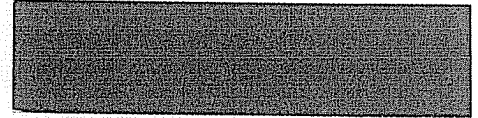
CORDOVAN ★



REDI-MIX RED ★◆



DEEP BLUE SEA ★◆



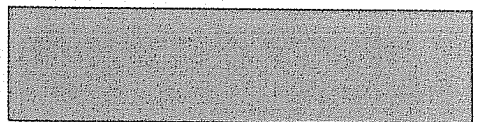
TAHOE BLUE ★◆



CHARCOAL GRAY ★◆



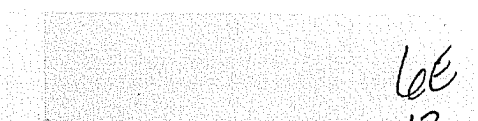
MATTE BLACK ★



OLD TOWN GRAY ★◆

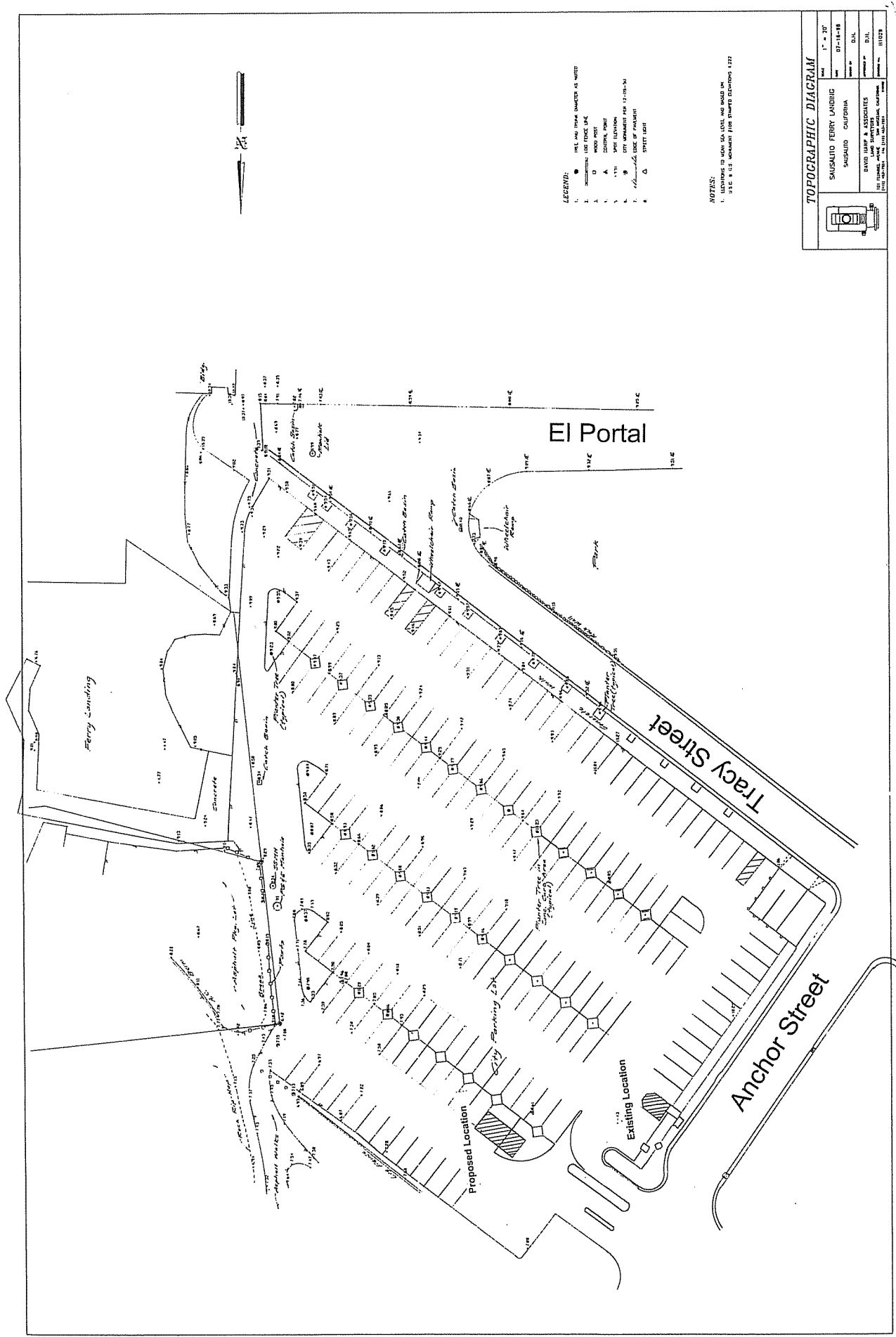


REGAL WHITE ★◆



ALMOND ★

66  
13



- LEGEND:**
- 10% AND STEEPER SLOPES AS NOTED
  - 1. UNIMPROVED LOT FRONT YAC
  - 2. ROCK PILE
  - 3. CONCRETE PILE
  - 4. 1" TO 1" SPOT ELEVATION
  - 5. CITY ANCHORAGE MAP (12-09-51)
  - 6. 1/4" TO 1/4" SPOT ELEVATION
  - 7. 1/4" TO 1/4" SPOT ELEVATION
  - 8. 1/4" TO 1/4" SPOT ELEVATION

**NOTES:**

1. UNIMPROVED TO NEW 10% SLOPE AND ROAD AS NOTED
2. 1/4" TO 1/4" SPOT ELEVATION FROM STATION 1277

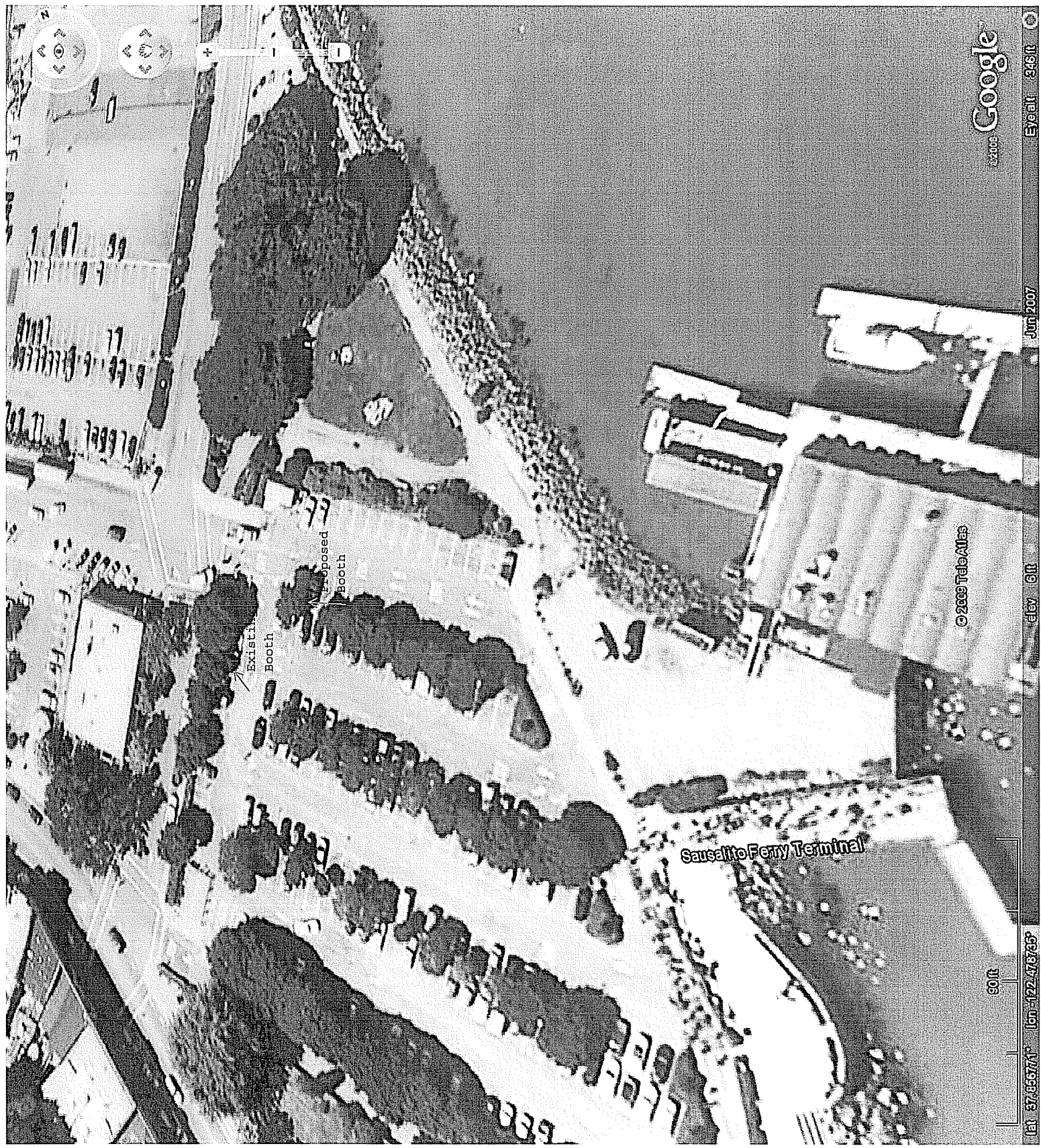
**TOPOGRAPHIC DIAGRAM**

Scale	1" = 20'
Date	07-14-58
Project	SAUSALITO FERRY LANDING
City	SAUSALITO, CALIFORNIA
Drawn by	DAVID H. HAYES & ASSOCIATES
Checked by	JAMES H. HAYES
Engineer	(Signature)
Professional Seal	(Seal)
Plate No.	111873

1196-01

66  
14





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Eyeall 345ft

Jun 2007

© 2008 TeleAtlas

elev 6ft

Sausalito Ferry Terminal

60ft

lat 37.66771° lon -122.47825°

66  
15



Preliminary Site Plan -- Lot 1 Booth Replacement Project



MarinMap GIS Aerial (2006) and Parcel Layer 4FEB09  
Original in color -- approx. scale 1-in = 24-ft on 8-1/2x11  
City of Sausalito -- Office of the Director of Public Works

6/16