

## *Memorandum #08-36*

To: Al Viereck, Interim City Manager  
From: Todd R. Larson, Parks and Recreation Director  
Date: February 19, 2008  
Subject: SAC Comfort Station

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In the 2008, Capital Improvement Plan, there is \$100,000 appropriated for a comfort station to be built at the SAC softball and soccer field complex.

Park and Recreation staff gathered input from the high school, the girl's softball association, and the soccer association on what is needed in a comfort station for the SAC fields. A SAC COMFORT STATION document which lists the items that the softball and soccer association would like included in the new structure is in your packet. At this time, the high school has indicated that it does not need a comfort station located by the softball and soccer fields.

Park and Recreation staff met with Jim Schramm, Architect, LLC, to define the scope of the project and provide him with the SAC COMFORT STATION document. Jim was asked to provide a project estimate, which includes the fee that the City would pay him for his architectural services (research state codes, research sanitary sewer route options, create compliant plans, prepare documents for the bid package, etc.). The architectural fee is listed at \$10,230. Jim Schramm's proposal is also included in your packet.

The Staff would like direction from the City Commission to enter into a Standard Form of Agreement Between the Owner and Architect, Jim Schramm, for the SAC Comfort Station Project.

Respectfully submitted,

Todd R. Larson  
Parks and Recreation Director

**Recommendation:** It is recommended the City enter into a Standard Form of Agreement Between the Owner and Architect for the SAC Comfort Station Project.

\_\_\_\_\_ I concur with this recommendation.

\_\_\_\_\_ I do not concur with this recommendation.

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Al Viereck, Interim City Manager

## SAC COMFORT STATION

1. Needs to be ADA compliant!
2. Needs to meet all applicable state codes (ADA, health, ventilation, flooring, etc.)
3. Identification of sanitary sewer route and installation costs.
4. Restrooms:
  - Number of urinals/water closets in restrooms.
    - Soccer & Softball request:
      - ⇒ Men's 2 urinals, one water closet.
      - ⇒ Women's 3 water closets.
  - Sinks- meet state code for number of sinks to number of water closets/urinals (1 sink for every two water closets or urinals).
  - Soap dispenser- state code.
  - Paper towels, cloth towels, or electric hand dryers? Vandalism?
  - Trash receptacles? Vandalism?
  - Lights. Automatic versus switches?? High efficiency fluorescents.
5. Concession stand.
  - Soccer:
    - Needs to be bigger than current facility.
    - 1 serving window would be fine. Be able to view soccer fields while serving.
    - Plenty of outlets for crock pots. Each outlet on its own circuit. Outlets above counter height (4 ft.)
    - Outlet for cooler. On its own circuit.
    - Electrical panel large enough to handle separate circuits for all outlets and lights, bathroom hand dryers (if applicable).
  - Softball:
    - Using a trailer currently.
    - Will use the new concession stand instead of trailer.
    - Serving windows need to be both facing the soccer fields and facing the softball fields for those working in the concession stand.
    - 350 girls in softball programs. SAC fields used 5 nights a week for softball.
  - Sinks
    - Meet state health code in regards to a food serving area.
    - Soap dispenser. Meet state code.
    - Paper towels, cloth towels, or electric hand dryers?
    - Trash receptacles.
  - Serving window doors? Stainless steel roll-up?
  - Built-in counters or bring in portable tables? Probably bring in portable tables.
  - Outlets on outside of building for soft drink vending machines.
6. Storage
  - Soccer:
    - Currently store equipment in the concession area.
  - Softball:
    - During season, would utilize storage for maintenance equipment (hoses, rakes, line chalk dispensers).
  - Type of door leading into storage? Single door, double door, large roll-up door for field maintenance vehicle?
7. Drinking fountains.
  - 2 drinking fountains- ADA requirements.
  - Spigots for filling coolers during tournaments.
8. Security lights on outside of building.
9. 5' wide, cement, ADA compliant, walkway around entire structure.

**JIM SCHRAMM ARCHITECT, LLC**  
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February 5, 2008

**SUMMIT COMFORT STATION  
CITY OF YANKTON  
YANKTON, SD**

**PRELIMINARY CONSTRUCTION COST**

<b>ITEM</b>	<b>UNITS</b>	<b>\$/SF</b>	<b>COST</b>
New Construction			
Comfort Station	430	\$80.00	\$34,400
Concession	250	\$80.00	\$20,000
Storage	200	\$60.00	\$12,000
Sidewalk	900	\$4.00	\$3,600
Sewer Service	900	\$20.00	\$18,000
Water Service			\$2,000
Electrical Service			\$3,000
<b>NET COST</b>			<b>\$93,000</b>
Architectural Fee		11.00%	\$10,230
Soil Tests			\$1,500
Contingency Fund			\$2,000
<b><u>TOTAL PROBABLE COST</u></b>			<b><u>\$106,730</u></b>

Notes:

1. The sewer service will need to be verified to see if it is less expensive to go to the north and bore under 21st Street vs. going to the west and tearing up Kellen Gross Drive.
2. The architectural fee includes the cost of mechanical and electrical engineering. This fee also covers the cost of putting this project out for competitive bids to a single prime general contractor.
3. If the above is approved a Standard Form of Agreement Between Owner and Architect will be submitted.

Thank you for the opportunity to allow me to submit this proposal.