

CITY OF YUBA CITY  
STAFF REPORT

**Date:** July 19, 2022  
**To:** Honorable Mayor & Members of the City Council  
**From:** Community Services Department  
**Presentation By:** Rob Condrey, Parks and Grounds Superintendent

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**Summary**

**Subject:** Sam Brannan Restroom Replacement Project Award

**Recommendation:** Adopt a Resolution adopting a CEQA Class 1 Categorical Exemption; awarding a construction contract to Public Restroom Company in the amount of \$234,096 through Sourcewell Contract No. 081721-PRM, with the finding that it is in the best interest of the City; and authorizing the City Manager to execute an agreement for the Sam Brannan Restroom Replacement project

**Fiscal Impact:** \$245,800.80 – Account No. 901265 (Sam Brannan Restroom Replacement)

\$234,096.00 – Contract Award Amount  
\$11,704.80 – (5%) Construction Contingency

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**Purpose:**

To improve park facilities, while reducing maintenance needs at Sam Brannan Park.

**Council Strategic Goal:**

The replacement of the restroom at Sam Brannan Park addresses the City Council's Strategic Goal of Infrastructure, as the removal and replacement of an outdated and failing restroom with a new state of the art restroom will improve the park's usability and reduce need for staff maintenance.

**Background:**

The existing restrooms at Sam Brannan Park (Park) were installed at the time of the Park's construction in 1963. Due to the restroom's age, it was constructed with features that provide little privacy and a lack of vandal-resistant fixtures. The restroom currently has stalls with no doors for privacy, and the fixtures are frequently needing repairs due to vandalism. Additionally, the entrance doors are manual, which causes Parks staff to manually lock and unlock the restrooms daily at park opening and closing times. Lastly, due to age, the current restroom has plumbing and lighting issues which are required to be regularly repaired by Parks staff, which takes away time from other important tasks that the staff are required to complete.

In order to resolve these issues, Parks staff began researching various manufacturers that would be able to resolve these problems. After a review of available vendors and products, staff determined that

the best-fit option for restroom replacement at Sam Brannan Park would be through use of The Public Restroom Company (PRC). Staff was impressed with PRC's 40+ years of experience in design, build, and construction of restrooms, and their ability to meet all of the City's needs for Sam Brannan Park.

**Analysis:**

After consultation with PRC, PRC developed a scope and plans for a pre-fabricated restroom which would solve all of the aforementioned issues. Their proposed model for Sam Brannan Park includes the following features:

- Three stalls with locking doors
  - Two of the three stalls are family restrooms with changing tables
- Vandal-proof fixtures
- Automated door locks which coincide with park hours
  - The system includes "Exit" buttons in English and Spanish in the case of accidental lock-ins.
- Non-absorbent concrete and good ventilation systems to eliminate odors
- 5-year component warranty and 20-year structure warranty

If the contract is approved, PRC has stated that they will be able to deliver and install the restroom within 240 days of said contract execution.

PRC is a member of the Sourcewell Cooperative Program (Sourcewell). Sourcewell gathers nationwide bids for products and services, resulting in time and cost efficiencies in the procurement process and better purchasing leverage due to the nationwide scope. The City has used Sourcewell previously through the Blackburn Talley Lighting Replacement Project, various playground replacement projects, and currently on the bike park construction portion of the Didar S. Bains Park construction. Each time, the City has received great results and cost savings on the projects.

Staff's recommendation is to utilize Sourcewell for the procurement of the Sam Brannan Restroom Replacement Project construction contract, as is allowed under the City's Purchasing Policies and Procedures, to capitalize on the cost savings of the nationwide contract.

In order to incur further cost savings, Parks staff will coordinate with Public Works Staff to demolish the existing building in-house and prepare the existing concrete pad and utilities for connection to the new prefabricated structure.

**Fiscal Impact:**

Based on the Sourcewell quote, the project will cost \$234,096.00. Additionally, staff is requesting a 5-percent construction contingency of \$11,704.80 for any unforeseen circumstances that may arise during construction. The project will be funded through Account No. 901265 (Sam Brannan Restroom Replacement).

The installation of this state-of-the-art restroom will likely reduce annual costs associated with staff time for repairs, maintenance, and opening and closing of the restroom.

**Environmental:**

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301, as the removal and replacement of the existing restroom structure, with a new pre-fabricated restroom

structure within existing City facilities is defined as a minor alteration of existing public facilities, involving negligible or no expansion. Further, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines 15300.2 apply to this project.

**Alternatives:**

Direct staff to conduct a formal bid process, which will cause project delay and increase costs.

**Attachments:**

1. Attachment 1 - Resolution Sam Brannan
2. Exhibit A - Quote PRC

Prepared By:  
Josh Wolfe  
Associate Civil Engineer

Submitted By:  
Diana Langley  
City Manager

# ATTACHMENT 1

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
ADOPTING A CEQA CLASS 1 CATEGORICAL EXEMPTION; AWARDING A  
CONSTRUCTION CONTRACT TO PUBLIC RESTROOM COMPANY IN THE  
AMOUNT OF \$234,096 THROUGH SOURCEWELL CONTRACT NO. 081721-PRM,  
WITH THE FINDING THAT IT IS IN THE BEST INTEREST OF THE CITY; AND  
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE  
SAM BRANNAN RESTROOM REPLACEMENT PROJECT**

WHEREAS, the City of Yuba City desires to utilize Sourcewell Cooperative Contract No. 081721-PRM for the procurement of the Sam Brannan Restroom Replacement construction contract at a competitively bid, negotiated price; and,

WHEREAS, Sourcewell Cooperative awarded Contract No. 081721-PRM to Public Restroom Company of Minden, NV following a nationwide competitive Request for Quotation process; and,

WHEREAS, the City desires to award the bid to Public Restroom Company of Minden, NV through the Sourcewell Cooperative Contract No. 081721-PRM negotiated price of \$234,096.

NOW, THEREFORE, be it resolved by the City Council of Yuba City as follows:

Section 1. The City Council finds and determines that a Class 1 Categorical Exemption set forth in the California Environmental Quality Act (CEQA) Guidelines, Section 15301, applies to this project, as the removal and replacement of the existing restroom structure, with a new pre-fabricated restroom structure within existing City facilities is defined as a minor alteration of existing public facilities, involving negligible or no expansion. Further, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines 15300.2 apply to this project.

Section 2. The City Council of the City Yuba City awards the construction contract to Public Restroom Company, of Minden, NV by piggybacking on the Sourcewell Cooperative Contract No. 081721-PRM negotiated price of \$234,096, with the finding that it is in the best interest of the City. The City Manager is authorized to execute any agreement or other document required for the purchase subject to approval as to legal form by the City Attorney.

Section 3. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 19<sup>th</sup> day of July 2022.

AYES:

NOES:

ABSENT:

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Dave Shaw, Mayor

ATTEST:

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Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM  
COUNSEL FOR YUBA CITY:

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Shannon Chaffin, City Attorney  
Aleshire & Wynder, LLP

Attachment(s):

A. Exhibit A – Quote: Sourcewell Contract Number 071619-MSL

# EXHIBIT A

**Price Proposal:** Sam Brannan Park - City of Yuba City, CA  
**Date:** June 17, 2022  
**Reference:** 11321-5/31/2022-0  
**PRC Sourcewell:** Contract # 081721-PRM

**Our Offer to Sell:**

**1. Restroom Building delivered to site @ \$ 212,828**

Public Restroom Company herein bids to *furnish (building only per plans and specifications, delivered to site with all costs except installation including applicable taxes excluding retention.* (Retention is not allowed as this is materials or a product fully assembled before shipment to the site and therefore not subject to retention.)

**2. Installation: Turnkey Installation of the Building above @ \$ 21,268 with retention allowed.**

Public Restroom Company also includes in this two-part quotation our turnkey installation package for this building. Our national factory authorized installation team will:

- a. Arrive onsite to confirm and verify the Owner/General Contractor provided scope of work in preparation for installation including access to the site.
- b. Verify the building pad size, building corners, finished slab elevation, utility depth and location, meter size and distance from building, and compaction compliance.
- c. Excavate the utility trenches for placement of our prefabricated underground piping tree for the buildings plumbing and electrical, set the kit in place, provide the water test for inspection before backfilling, and then place the site adjacent coarse sand you provide to us alongside the building pad and screed it level for final building placement. We will need onsite water availability for wetting the sand bed before building placement to consolidate the pad.
- d. Set the building on the site pad.
- e. Connect the utility piping stub ups to the building piping stub down building points of connection for water, sewer, and electrical conduit to the building internal electrical panel.

**3. Owner/General Contractor Final Tie In of Utilities and other site work:**

The exterior utility connections for water, sewer and electrical 6' or less from the footprint of the building are by owner/general contractor.

**4. Total Cost of building and installation @ \$ 234,096**



## **OWNER/GENERAL CONTRACTOR SCOPE OF WORK WITH/WITHOUT FOOTINGS:**

### **Scope of Work Background:**

Owner/General Contractor shall survey the site, establish survey for the building pad and prefabricated building slab elevation and front corners, excavate for building footings (if required), locate footing sleeves for electrical, waste, and water, pour the footings (if required), furnish sand base adjacent to subgrade pad, and provide location for utility POC's nominally 6' outside the foundation.

### **Preparation of Building Pad:**

Owner/General Contractor is responsible for providing the building subgrade pad or when required footings to frost depth per Public Restroom Company design specifications. PRC will provide detailed drawings for the subgrade building pad, utilities POC's, and if required the footings, attached to this scope of work.

### **Subgrade Pad/Foundation Requirements:**

1. Owner/General Contractor shall survey the building site and provide a finished slab elevation for the prefabricated building. The building pad size we require is larger than the final actual building footprint. Provide building front corner stakes with 10' offsets.
2. Excavate the existing site to the depth of the required footings to local code if required.
3. Furnish coarse concrete sand adjacent to subgrade pad so PRC can cut the utility trenches, install underground utilities, and screed sand.

### **Owner/General Contractor verification of site access to allow Building Delivery:**

1. You certify to PRC that suitable delivery access to the proposed building site is available. Suitable access is defined as 14' minimum width, 16' minimum height, and sufficient turning radius for a crane and 70' tractor-trailer.
2. Our cost is based upon the crane we provide being able to get within 35' from the building center and for the delivery truck to be no more than 35' from the crane center picking point.
3. If the path to the building site traverses curbs, underground utilities, landscaping, sidewalks, or other obstacles that could be damaged, it is the Owner/General Contractor's responsibility for repair and all costs, if damage occurs.
4. If trench plating is required, it shall be the cost responsibility of the Owner/General Contractor.
5. If unseen obstacles are present when site installation begins, it is the Owner/General Contractor responsibility to properly mark them and verbally notify PRC before installation.
6. If weather becomes an issue for safety or site installation delays due to weather, Owner/General Contractor or PRC with General Contractor's confirmation may call-off set. If building set is stopped, relocation of the building modules to an onsite or offsite location may incur additional costs to Owner/General Contractor.

### **Installation Notice and Site Availability:**

PRC will provide sufficient notice of delivery of the prefabricated building. The Owner/General Contractor shall make the site available during the delivery period. During the delivery period, on an

improved site, Owner should stop site watering several days before delivery to minimize the impact on the soils for the heavy equipment needed for installation.

**Caution: *If site is not ready for our field crew to perform their installation and if no notice of delay in readiness from Owner/General Contractor is received, PRC will provide a change order for re-mobilization on a daily basis until the site is ready for us. Ready means that the site pad is completed, the corner required survey stakes are in place, the slab elevation stakes are in place, the location of the front of the building is confirmed on site, and access to the site is available from an improved roadway. Owner/General Contractor shall sign the change order before we will continue delivery.***

**Public Restroom Company will “turn-key” set the buildings including the hook up of utilities inside the building (only) when they are available. PRC will use its own factory trained staff for the installation.**

**Utility Connections:**

1. The Owner/General Contractor is responsible for flushing all water service lines before final connection.
2. The Owner/General Contractor is responsible for the **final connections** of water, sewer, and electrical at the exterior of building POC's.
3. PRC provides a POC for water, a POC DWV waste line with a clean out your service connection, and an electrical schedule 80 PVC sleeve at an exterior POC.
4. PRC provides and connects the interior building utility connections and the Owner/General Contractor or their subcontractor makes the exterior connections to POC's for services.

**Special Conditions, Permits, and Inspection Fees:**

Follow any published specifications governing local building procedures for applicable building permit fees, health department fees, all inspection fees, site concrete testing fees, and compaction tests, if required by Owner. PRC is responsible for all required State inspections and final State insignia certification of the building, if applicable.

**Jurisdiction for Off-site Work:**

Jurisdiction, for permitting and inspection of this building shall be either the State agency who manages prefabricated building compliance in the state or the local CBO (when the State does not provide certification.) If the responsibility for building inspection is the local CBO, we will provide a certified plan set, calculations, and a third-party engineer inspection report for any and all closed work the local official cannot see.

**PUBLIC RESTROOM COMPANY SCOPE OF WORK:**

**Our In Plant/Off-Site Construction Scheduling System:**

PRC has several off-site manufacturing centers in the United States, strategically located, with the proper equipment and trained staff to fabricate our custom buildings to our high-quality fit and finish standards. PRC manages quality control in our off-site production facility to comply with the approved drawings and provides an inspection certification and photos as required. When proprietary materials,

which we have designed and fabricated, are part of the project, PRC supplies the manufacturing centers with these proprietary PRC components. We then schedule the in-plant construction process to coordinate with your delivery date through our Operations Division field staff. We guaranty on time at cost delivery weather permitting.

**Special Payment and Progress Billing Terms:**

Invoicing begins on the 30<sup>th</sup> of the month following an order and/or the acceptance of the proposal/contract. The first progress billing invoice will be issued for the commencement of design and engineering of architectural plans. This will be 10% of the contracted amount. Once construction begins invoicing will commence monthly based on plant percentage of completion, supported by photographs.

In the event of project stoppage, additional fees may be assessed for re-mobilization, storage, crane costs, etc. ***Our discounted project costs are based upon timely payments. Delays in payment could change delivery schedules and project costs.***

**Delivery and Installation:****Site Inspection:**

PRC staff, upon site arrival, will verify the required dimensions of the building pad and the corner locations/elevation. We will also verify the delivery path from an accessible road or street and install the underground utilities to the point of connection nominally 6' from the exterior of the building.

**Installation:**

PRC will install the building turn-key, except for any exclusion (listed under "Exclusions," herein.)

**Installation of Utilities under the Prefabricated Building:**

We fabricate off-site an underground utilities (water, and DWV piping and fittings) preassembled plumbing and electrical tree. Our site staff will set the underground tree into code depth excavated trenches and our staff will install the coarse concrete sand to bed the piping per our submitted drawing.

We provide all the buildings under-slab piping including the driven electrical ground rod. The Owner/General Contractor brings utility services to within 6' of the pad and are responsible for final connections at that point.

**Connection of Utilities Post Building Placement:**

After placement of the building on the pad by PRC, our field staff will tie in the water and sewer connection "inside" the building only and terminate at a point of connection (POC) outside the building clearly marked for each utility service. The Owner/General Contractor is responsible for final utility point of service connections at the nominal 6' from building locations.

**Electrical:**

PRC provides the electrical conduit to the POC 6' from the building. The Owner/General Contractor pulls the wire and ties it off on the electrical panel.

**Plumbing:**

PRC provides the POC up to 6' from the building footprint and the Owner/General Contractor connects the water to our stub out location.

**Sewer:**

Some sites depending on the local jurisdiction will require an outside house trap which Owner/General Contractor shall install if needed. PRC will provide you with a sewer point of connection including a clean out to which Owner/General Contractor will terminate the site sewer service.

**Testing of Water, Sewer, and Electrical in Plant and Final Site Utility Connection:**

Before the building leaves the manufacturing center, PRC certifies a pressure water piping test, DWV, and the electrical connections for compliance with code. While the building is fully tested for leaks at the plant before shipment, road vibration may loosen some plumbing slip fittings and require tightening once the building services (water) is completed. Owner/General Contractor is responsible for minor fitting tightening to handle small slip fitting leaks caused by transportation.

**Time of Completion:**

PRC estimates a 240 calendar day schedule to complete our scope of work from receipt of written notice to proceed together with signed approved architectural submittals from all authorities required to approve them.

**Exclusions/Exceptions:**

- 1. Access issues for delivery of the building by a clear unobstructed path of travel from an improved roadway to the final installation pad or foundation may cause site delays and extra cost at each site. This exclusion covers sites whose access is limited by trees, inaccessible roadways, overhead power lines at location where crane will lift building, grade changes disallowing our delivery trailers with only 4" of clearance to grade, berms, or uneven site grades, or when the path of travel is over improvements such as sidewalks, all of which are not within the scope of work by PRC. On some sites without on-site storage availability for buildings that cannot be set, relocation to a proximal crane yard and later relocated to the site for installation, will incur additional fees at rates that vary depending on local rates. PRC will provide written costs for this additional work by change order.**
- 2. If weather on site causes site delivery issues, the delivery may have to be diverted to an off-site location and the additional costs will be a change order to the bid. Our staff works with the Owner/General Contractor in advance to make sure sound decisions for delivery are made to avoid this issue. But sometimes Owner/General Contractor take risks for weather, but this risk is clearly at the Owner/General Contractor risk, not PRC.**
- 3. Sidewalks outside the building footprint.**
- 4. Trench plates or matting needed for protection of site soils, sidewalks, hardscaping, or site utilities shall be the responsibility of the Owner/General Contractor. Any site soils damage or other site improvements if damaged during installation shall be the responsibility of the Owner/General Contractor.**

5. Not responsible for removing any soil, sand, or other debris as a result of trenching or installation.
6. Survey, location of building corners, finish floor elevation, excavation, and construction of subgrade building pad and footings (if required) per PRC plans.
7. Soil conditions not suitable for bearing a minimum of 1500 PSF with compaction to 90% maximum dry density shall require Owner/General Contractor correction before building placement. If no soils testing report is available before bid, Owner/General Contractor must verify site supporting soils at a minimum of 1500 PSF because that is the least we can place our structures on or Owner/General Contractor or engineer of record must design a foundation system to meet the imposed loads of site placement.
8. Improper water pressure, an undersized meter, or improper water volume flow to the building may necessitate a change order for installation of a building internal diaphragm tank to provide the minimum flow rate and static pressure of up to 60 PSI and a minimum of 40 PSI to properly flush the fixtures. Building water service chlorination, post installation, shall be by Owner/General Contractor.
9. Our bid included crane costs are based on a maximum 35' radius from the center pin of the crane (10' back from the rear of the crane) to the building center point of the furthest building module roof. If additional distance requires a larger crane, additional costs will be assessed by change order to the Owner/General Contractor.
10. Bonds, building permits, a site survey, special inspection fees, minor trash removal (nominally one pickup truck of shipping materials), final utility connections to the on-site water, sewer and electrical are by the Owner/General Contractor. Since the building is fully inspected and tested in plant, minor plumbing leaks (if water is not available when building site work installation is completed) is by the Owner/ General Contractor.
11. Site Traffic Control, if applicable, shall be by Owner/ General Contractor, not PRC.
12. Any equipment installation, site work or special inspections other than described within this proposal, shall be by Owner/General Contractor.
13. Backflow certification if applicable by Owner/ General Contractor.

**Insurance and Prevailing Wage Certification:**

PRC shall comply with the required insurance requirements, wage reports, and safety requirements for the project, including OSHA regulations.

**Special Insurance to protect the Building before acceptance:**

As PRC requires payment for each month of off-site construction, and since the building is not on owner property where their insurance will cover the building, we maintain a special policy that insures the property even when paid for off-site until the building is finally accepted by the owner. This special policy protects the Owner's custom ordered materials to be used in the fabrication of the building during this period. PRC provides this Stock Throughput Policy to cover the building materials from supplier to manufacturer, while it is being built off-site, while in transit to the job site, during and after it is installed on-site until final acceptance. This special policy has a \$1,000,000 coverage limit. This exceeds the cost of any single building we have offered for sale herein.

**Errors and Omissions Insurance:**

Our firm employs licensed architects, engineers, and drafting staff to provide design of our buildings. Since these buildings are required to meet accessibility standards and building codes on site, and since we are the designer, we carry Errors and Omissions Insurance (E & O) to protect our clients from any errors. The policy covers a limit of up to \$2,000,000 per occurrence and is more clearly explained in the insurance certificates we provide after receipt of a purchase order.

**WARRANTY**

All work performed by PUBLIC RESTROOM COMPANY (called "Company") shall be warranted to the Owner to be of good quality, free of faults and defects in material, workmanship, and title for 5 years from last date of installation if building is installed by Company or 1 year if building is installed by Owner or Owner's agent without on-site supervision by Company. Company warranty on building shell including exterior walls, concrete 8" slab/foundation, and roof system is warranted for 20 years structurally. The Company will repair or replace at their sole option any defects in work upon proper notice to the below stated address below.

Our Company extended warranties shall be Company only and shall have no effect on any required Performance, Payment, or Warranty Bonds where Surety shall assume no liability to the Company, the Owner, or any third parties should the Company fail for any reason to deliver acceptable maintenance warranties beyond the one year period. The warranty extension is solely between the owner and PRC and not the general contractor, bonding company, or architect/engineer of record.

This warranty applies only if all work performed by Company has been fully paid for, including change orders if applicable. Company has no responsibility for any neglect, abuse, or improper handling of building product.

The warranties expressed herein are exclusive, and are in lieu of all other warranties expressed or implied, including those of merchantability and fitness.

There are no warranties which extend beyond those described on the face of this Warranty. The foregoing shall constitute the full liability of the Company and be the sole remedy to the Owner.

**Term of Offer to Sell and Owner/General Contractor Acceptance:**

This offer is valid for acceptance within 30 days, or when a part of a public bid for the applicable duration imposed within the Owner's bid documents. Acceptance is by approving our post bid preliminary notice to begin drawings subject to final Owner/General Contractor approval of our submittals and receipt of a contract or a purchase order/contract.

**Special Notice of Possible Project Cost Increases as a Result of Late Payments:**

In the event of delayed or late payment, PRC shall have the right to remedies including late charges, overall project total cost increases, and other damages as allowed by applicable law. The contract price quoted herein is a discounted price based upon our receipt of progress payments as invoiced on the agreed billing schedule of PRC. In the event of non-payment, PRC will provide a 5 day written notice to

cure and if payment is still not received, the discounted price for the payment due may increase, to an undetermined amount, to cover work stoppage, remobilization, cancellation of materials and subsequent restocking charges, resale of the contracted building to another party, storage fees, additional crane fees, travel and per diem costs for field crews, and any other cost applicable to the project, as allowed by law. Interest if applicable to non-payment will be assessed at the maximum amount allowed by law or 18% whichever is greater.

**Termination**

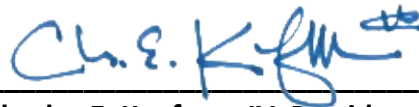
Upon Termination for any reason, Owner/General Contractor shall be liable for the cost of all work performed up to the date of termination. Additionally, Owner/General Contractor shall pay for off-site demolition and disposal of the partially or fully fabricated building as well as any non-returnable materials which were custom-ordered to complete fabrication in PRC's factory location. Any returned materials are subject to return and restocking fees at the Owner/General Contractor expense.

**Venue for Contract Jurisdiction:**

Public Restroom Company requires all contracts accepted by our firm to hold that the venue for legal jurisdiction for this contract offer and acceptance shall be Douglas County, Nevada. In the event of your default, PRC shall be entitled to the full amount due including reasonable attorney fees, costs, storage, expenses of physical recovery, and statutory interest, as allowed by law.

**No modifications to this offer shall be authorized unless confirmed in writing by the President of Public Restroom Company.**

Offered by: Public Restroom Company by \_\_\_\_\_



Charles E. Kaufman IV, President

**This provides conditional acceptance of this preliminary purchase order for this building subject to acceptance of the submittals, furnished by Public Restroom Company. Once you accept the preliminary submittals, this shall become a final purchase agreement or at your discretion the final purchase order or a contract may be substituted with this attached.**

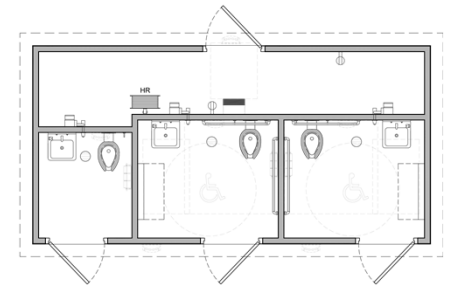
Accepted by:

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Legal Entity Name and Address



## FLOOR PLAN

SCALE: NOT TO SCALE

# RESTROOM BUILDING YUBA CITY, CALIFORNIA SAM BRANNAN PARK

ARTIST IMPRESSION: 3D RENDERING ONLY FOR REPRESENTATION. COLORS AND MATERIALS ARE SUBJECT TO CHANGE

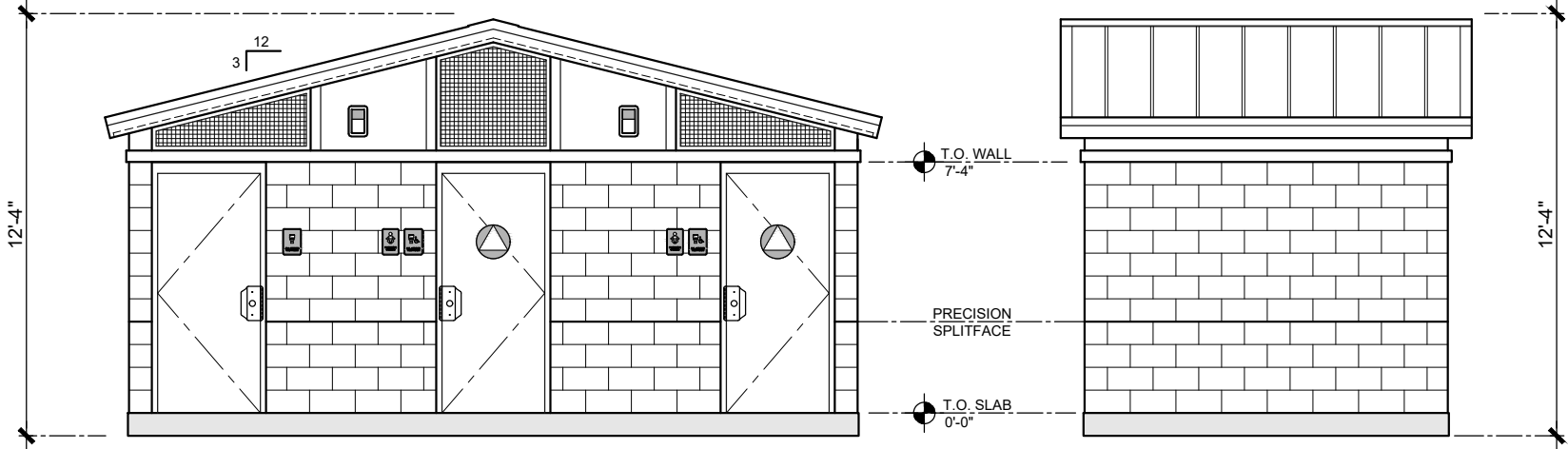
COPYRIGHT 2022, PUBLIC RESTROOM COMPANY THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.



[www.PublicRestroomCompany.com](http://www.PublicRestroomCompany.com)

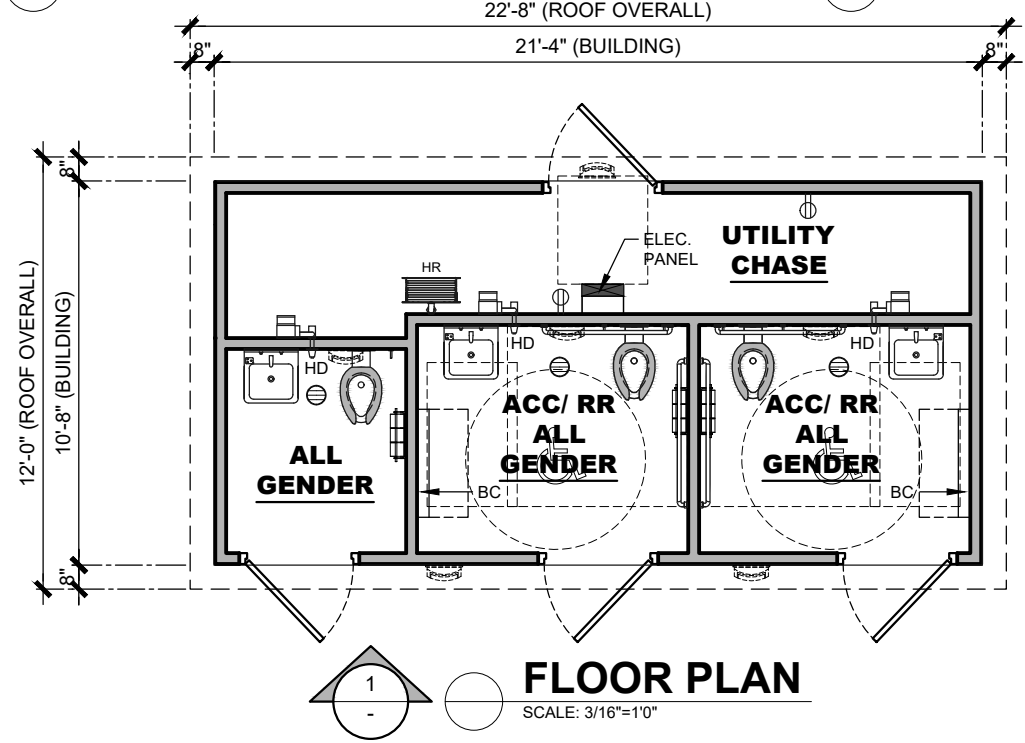
2587 BUSINESS PARKWAY  
MINDEN NEVADA 89423  
P: 888-888-2060 F: 888-888-1448





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

**ELEVATION 2**  
SCALE: 3/16"=1'-0"



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



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|                |   |
|----------------|---|
| BUILDING TYPE: | <b>RESTROOM BUILDING</b>                  |
| PROJECT:       | <b>SAM BRANNAN PARK<br/>YUBA CITY, CA</b> |

|                |                  |
|----------------|------------------|
| REVISION #     | -                |
| REVISION DATE: | -                |
| DRAWN BY:      | -                |
| PROJECT #:     | <b>11321</b>     |
| START DATE:    | <b>5/31/2022</b> |
| DRAWN BY:      | EOR              |

|                     |              |
|---------------------|--------------|
| SHEET#              |              |
| MAX. PERSON / HOUR: | <b>135 S</b> |



# SPECIFICATIONS

Project #: 11321  
 Project Name: Sam Brannan Park  
 Site Address: 806 Gray Avenue  
 City, State, Zip: Yuba City, CA 95991

Date: 6/13/2022  
 Bldg Size: See Drawings  
 Type of Bldg: PS-033  
 Restroom

## TYPE OF BUILDING

### Construction Type

|                 |   |
|-----------------|---|
| <b>MVR WOOD</b> | Wood Framed walls above cap beam, and wood framed rafters [ceiling & vents same as MVR] |
|-----------------|---|

## FLOOR SYSTEM

| ROOM/ITEM       | FINISH  |
|-----------------|---|
| Entire Building | Exposed Concrete with Light Broom Finish with Integral Additive for Stain/Moisture Resistance |
| Entire Building | Floor Coating with Skid Resistant Additive - Flakes   |
| Flood Plain     | Flood Plain 50 Years  |

## WALL SYSTEM

| BUILDING WALLS HEIGHT      |                               |                      |
|----------------------------|-------------------------------|----------------------|
| Building Walls Height      |                               | 7'4"                 |
| EXTERIOR WALLS - CMU       |                               | BLOCK TYPE AND COLOR |
| Precision Exterior 4" CMU  | Precision Gray                | 5-11                 |
| Split Face Exterior 4" CMU | Split Face Gray               | 1-4                  |
| CAP BEAM                   |                               |                      |
| Cap Beam                   | Cap Beam, Steel Tube, Painted |                      |

## WALL FINISHES - EXTERIOR

| TYPE                        | FINISH                                    | HEIGHT         |
|-----------------------------|---|----------------|
| CMU                         | Paint over block filler                   | To Cap Beam    |
| FRC Siding -Above- Cap Beam | FRC Stucco Pattern-James Hardie - Painted | Above Cap Beam |
| Exterior Paint              | PPG Exterior Gloss - Colors TBD by client |                |

## WALL FINISHES - INTERIOR

| ROOM                        | FINISH                       | HEIGHT              |
|-----------------------------|------------------------------|---------------------|
| Restroom                    | Block Filler & Epoxy Paint   | To 1st Block Course |
| Restrooms - Above Cap Beam  | Stucco Pattern FRC - Painted | Above Cap Beam      |
| Mechanical - To Cap Beam    | Block filler & paint         | To Cap Beam         |
| Mechanical - Above Cap Beam | Painted OSB                  | Above Cap Beam      |

## ROOF SYSTEM

| ITEM                       | DESCRIPTION   |
|----------------------------|---|
| Metal Sales Image II 26 GA | 26 GA SSM, Metal Sales Image II Standing Seam With 12" Striations W/Ice & Water |
| Entire Building Ceiling    | (MVR) 5/16" Cement Board Stucco Pattern Over 5/8" OSB                           |
| Fascia                     | 14/16 Ga Formed Galvanized Steel W/1" Return At Top (MVR)                       |
| Vents SS Wire Mesh         | Stainless Steel Wire Mesh   |

**DOORS - HARDWARE**

| ITEM               | DESCRIPTION  |
|--------------------|--|
| Hollow Metal Doors | Hollow Metal: Galvanized 14 GA. Door w/ 14 GA Frame Continuous Hinge |
| Deadbolt           | SCHLAGE B600 series temporary large format core (std)                |

| ITEM                        | DESCRIPTION   | LOCATION                              |
|-----------------------------|---|---------------------------------------|
| Pull Plates                 | Rockwood-VRT24 "Z" (Standard w/Anti-Microbial) (Std)      |                                       |
| Door Closer                 | LCN Closer, Model # 4211 Cush Arm (for Out Swing Door)    | Restroom                              |
| Weather Strip               | Pemko Perimeter Gasketing (3' x 7' Door) # 303-C-S-3684   | Chase                                 |
| Door Sweeps                 | Pemko Door Sweep 321SSN36"                                | Chase                                 |
| Door Threshold (No Tile)    | Threshold Fluted Saddle Mill Finish Alum, 4" Wide #270A36 | All                                   |
| Ives Crash Chain (Standard) | Ives Crash Chain, # CS11526D20, US26D, 20.5, Crash Stop   | Chase                                 |
| Magnetic Locks (SAM)        | SAM Securitron System                                     | SPN-5455 English/Spanish Button (Std) |

**RESTROOM ACCESSORIES**

| ITEM                         | MANUFACTURER/DESCRIPTION             | FINISH                   |
|------------------------------|--------------------------------------|--------------------------|
| Signage                      | Door/Wall Signs                      | Polished Aluminum & Blue |
| Grab Bars                    | Grab Bars                            | Stainless Steel          |
| Aluminum Louvers (Chase Std) | Louver Sunvent Industries Model #157 | Polished Aluminum        |
| 3-roll Toilet Paper Holders  | Royce Rolls TP-3                     | Stainless Steel          |
| Baby Changing Station        | Foundations 200-EH                   | Stainless Steel          |
| Hand Dryer                   | Fastaire HD03S Hand Dryer (Short)    |                          |

| ITEM                    | MANUFACTURER/DESCRIPTION   |
|-------------------------|--|
| Utility Hook (Standard) | Utility Hook, Bright Finish, Bobrick # B-670-PRC or Franklin Brass 5501 for Blazer |
| Soap Dispenser          | PRC Proprietary Tank   |
| W/Thru Wall Valve       | Thru Wall Valve ASI #353   |

**PLUMBING**

| FIXTURE/PART                | DESCRIPTION   |
|-----------------------------|---|
| Toilets - Stainless Steel   | Acorn # 1675 W-1-HET 1.28 GPF-FVBO-ADA-PFS-316SS              |
| Lavs - Stainless Steel      | Rear Connect Acorn # 1652LRB-1-DMS-03-M-316SS                 |
| Sensor - Toilet Flush Valve | Zurn Flush Valve 1.28 Ga Zurn # ZEMS6152AV-HET-7L-1.28        |
| Sensor Faucets              | Zurn Sensor Faucet # Z6913-XL-CWB Aquasense                   |
| Floor Drains: W/Trap Primer | Floor Drain Zurn # ZN460-2NH-5B W/Strainer / With Trap Primer |

**PLUMBING GENERAL**

| FIXTURE/PART           | DESCRIPTION  |
|------------------------|--|
| Water Heater           | Stiebel DHC-E3   |
| Water Heater           | Stiebel DHC-E8   |
| Tempered Water to Lavs | Thermostatic Mixing Valve, Acorn Model # ST70-12               |
| Valve Combo (PRV)      | Valve Combo with Pressure Reducing Valve                       |
| Water Line Material    | Copper (Std)   |
| Bladder Tank           | ProFlo PFXT5, (PRC)/ Amtrol 2 gal (Blazer) - no elect required |
| Hose Bibb- Interior    | Acorn #8121-LF - in the Chase                                  |
| Hose Reel & Hose       | Hose Reel With 5/8"x75' Garden Hose                            |

**ELECTRICAL**

| ITEM             | DESCRIPTION                      |             |
|------------------|----------------------------------|-------------|
| Electrical Panel | 100 amp Single Phase - 120/240 v | 20 Circuits |
| Breakers         | Plug on (QOD)                    |             |

**LIGHTING**

| ITEM                        | DESCRIPTION (W=WALL, C=CEILING)                 |          |
|-----------------------------|---|----------|
| Lighting Control -Interior- | Light Fixture Integrated Occupancy Sensor (OCC) |          |
| OCC Sensor Switch for St&CN | Occupancy Sensor Wall Switch with Dimming       |          |
| Interior Lights             | W/C) Luminaire, Swoop Series SWP1212-OP-BRZ-OCC | 15 Watts |
| Lighting Control -Exterior- | Photo Cell Intermatic Photo Control #EK4336S    |          |
| Exterior Light              | W) Luminaire, Swoop Series YWP-610-OP-BRZ       | 15 Watts |
| Chase Lights                | C) Green AL-41L (small Chase) Waterproof        | 18 Watts |

**RECEPTACLES/SWITCHES, HEATERS, FANS, HVAC, LIGHTED SIGNS**

| ITEM                 | DESCRIPTION   | LOCATION |
|----------------------|---|----------|
| Receptacles          | GFCI (Adjacent to Panel)  |          |
| Switches Single Pole | Single Pole (Adjacent to Panel)                                 |          |
| Switches             | Single Pole (Any Other Location)                                | Restroom |
| Emergency Light      | Lithonia ELM2L Led 2 Head Led Emergency Light (Mechanical Room) |          |