



City of Grand Island

Tuesday, November 22, 2022

Council Session

Item G-16

**#2022-337 - Approving Construction of Public Restrooms to the
Downtown Plaza Expansion Project**

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Jerry Janulewicz, City Administrator

Meeting: November 22, 2022

Subject: Amur Plaza Restrooms

Presenter(s): Jerry Janulewicz, City Administrator

Background

In June 2022, the Grand Island City Council approved an agreement with Grow Grand Island (GGI), in conjunction with Amur Equipment Finance (Amur), for expansion of the downtown plaza known as Kaufman Plaza. The project includes extensive landscaping (grass, plants, trees, pavers, etc.) in the current parking lot area directly north of the existing plaza. The project as approved by the City Council includes a stage with removable stage cover, solar lighting, and infrastructure for future public restroom(s). Grow Grand Island recently requested approval to add public restrooms to the project.

Discussion

The plaza improvements are being constructed on city property through a contract between GGI and Empire Development LLC. City Council action is required to authorize the additional improvements at the city-owned plaza.

Railside BID supports addition of public restrooms to the plaza project and has proposed that it be responsible for maintenance of the proposed restrooms. Maintenance expense will be offset by fees charged for private events held at the plaza. Construction costs not to exceed \$102,701.00 will be paid by GGI using its award of City Food and Beverage Retailer Occupation Tax revenue.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the City Council adopt the resolution approving the addition of public restrooms to the plaza expansion project.

Sample Motion

Move to approve the resolution approving addition of public restrooms to the plaza expansion project.



November 14, 2022

Jerry Janulewicz
City Administrator
City of Grand Island

RE: Amur Plaza Project

The original contract for this project makes provision for restrooms, but does not include the actual restrooms. Per request by City Council, Grow Grand Island desires to add the bathrooms to the project from our allocation of Food and Beverage funds. The following documents are attached:

- Amur project drawing that illustrates the placement of the bathrooms.
- Construction drawings showing the bathroom specifications.
- Bathroom project budget, not to exceed \$102,701.

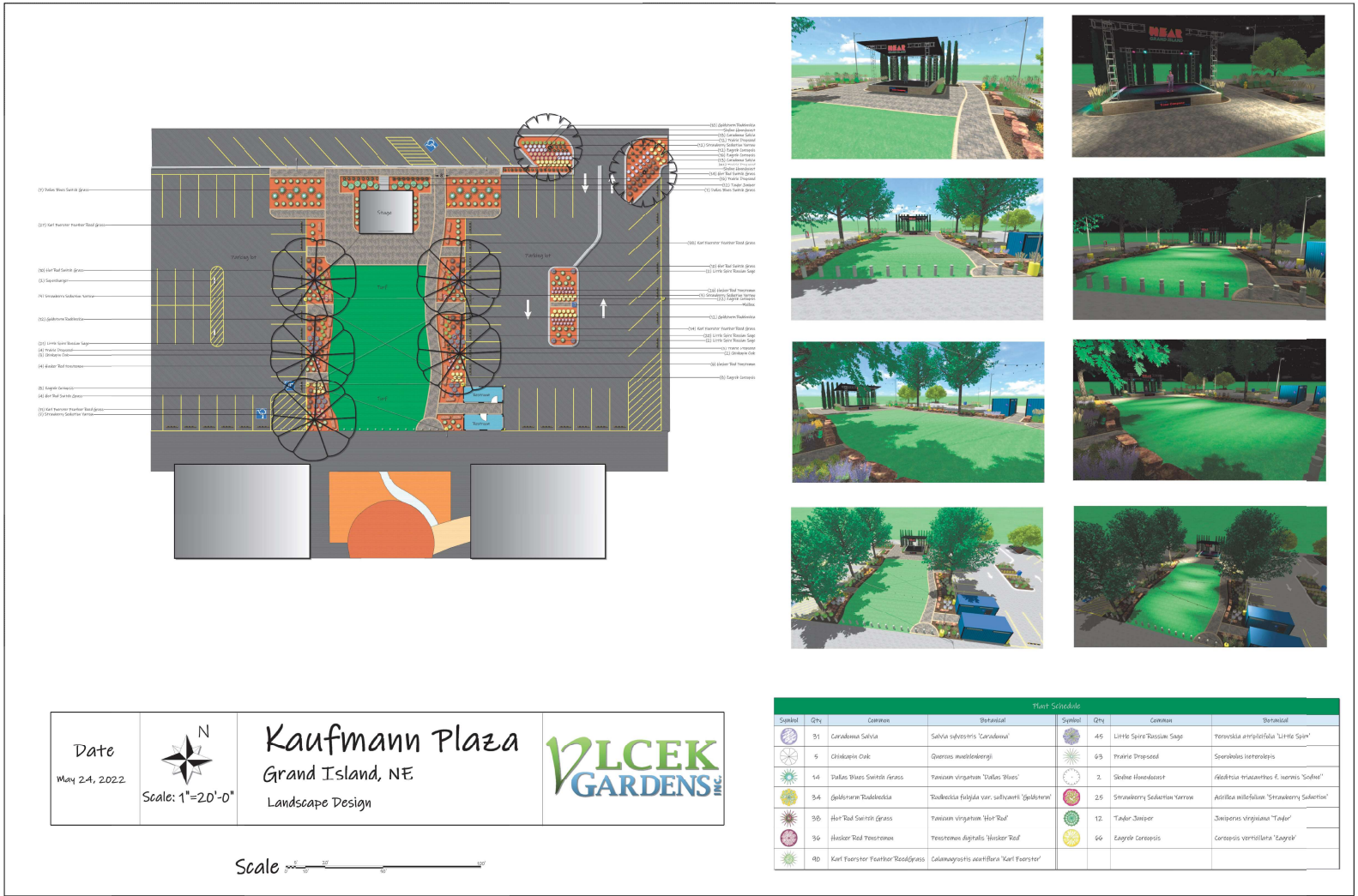
Upon necessary approval and action required by the City, the project is ready to move forward. If expedited and weather cooperates, the bathrooms can be completed along with the rest of the project by the end of December as outlined in the current contract.

I am happy to answer any questions you may have.

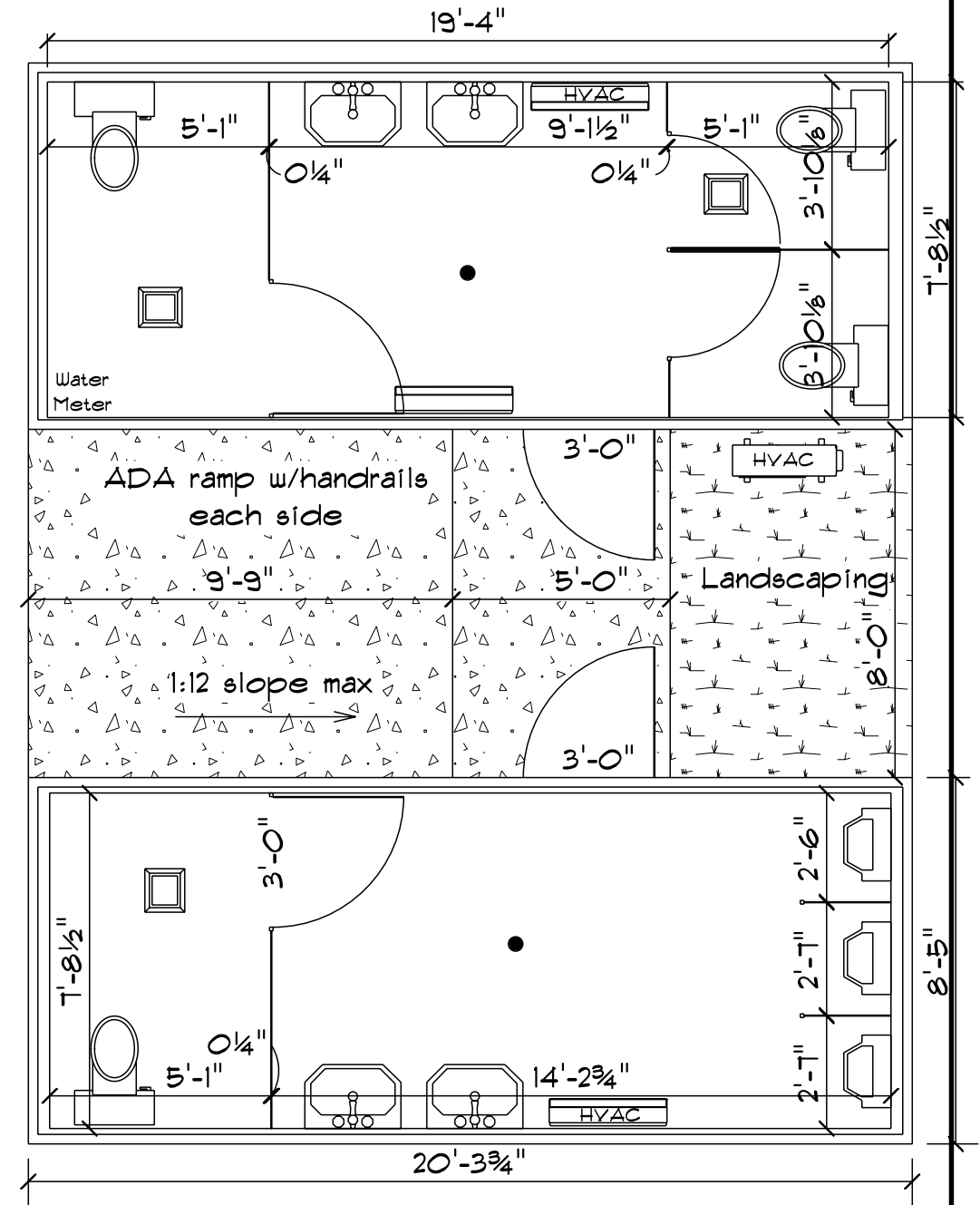
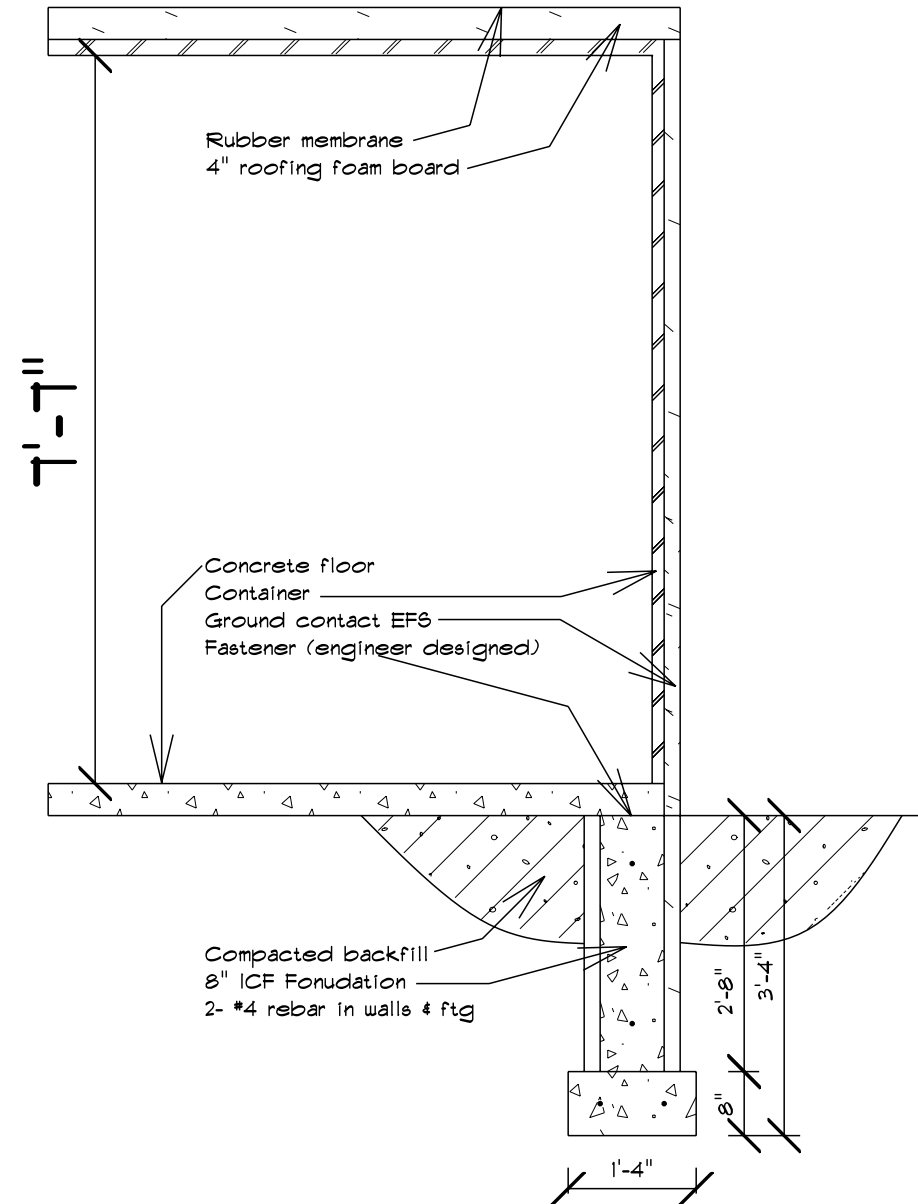
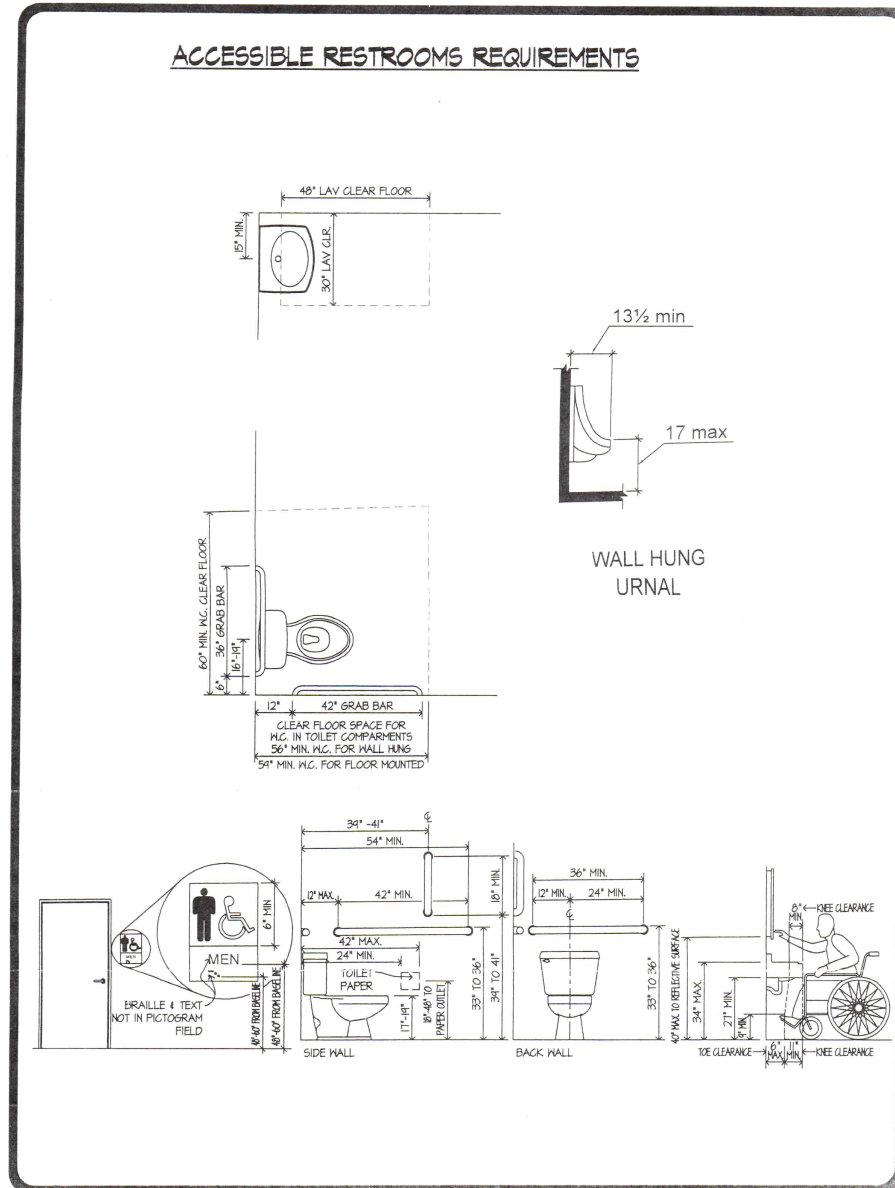
Sincerely,

A handwritten signature in blue ink that reads "Tonja Brown".

Tonja Brown, Chair



Plant Schedule			
Symbol	Qty	Common	Botanical
	31	Caradewa Selvia	<i>Salvia splendens 'Caradewa'</i>
	9	Chinkapin Oak	<i>Quercus muhlenbergii</i>
	14	Dallas Blues Spiraea ferasa	<i>Spiraea virginiana 'Dallas Blues'</i>
	34	Ginkgo biloba	<i>Ginkgo biloba 'Ginkgo'</i>
	38	Hot Red Switch Grass	<i>Panicum virgatum 'Hot Red'</i>
	36	Huckleberry Red Yucca	<i>Yucca filamentosa 'Huckleberry Red'</i>
	40	Karl Foerster Feather Reed Grass	<i>Calamagrostis canadensis 'Karl Foerster'</i>
Symbol	Qty	Common	Botanical
	45	Little Spire Broom Sage	<i>Perovskia atriplicifolia 'Little Spire'</i>
	63	Prairie Dropseed	<i>Sporobolus heterolepis</i>
	2	Spiral Honeysuckle	<i>Lonicera xanthocarpa f. serotina 'Spiral'</i>
	25	Strawberry Solentia Yarrow	<i>Achillea millefolium 'Strawberry Solentia'</i>
	12	Tanager Sweeper	<i>Scirpus virgatus 'Tanager'</i>
	66	Yucca filamentosa	<i>Yucca filamentosa 'Yucca'</i>




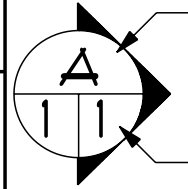
ADA

Cross section

SCALE: 1/2" = 1'-0"

MAIN FLOOR

SCALE: 1/4" = 1'-0"

 EMPIRE DEVELOPMENT Empire Development PHONE: FAX: MOBILE 308-390-2455 amosanson@empireinspired.com	 SECTION LETTER PAGE NUMBERS	Amur Plaza PHONE: FAX: MOBILE:	
		DRAWN BY:	
		SCALE: As Noted	
		DATE: Thursday, November 10, 2022	
		PAGE: 1 / 1 Main	

Amur Plaza Budget	Expansion & Stage	Bathrooms	Plaza Total
Permits	\$ 1,700	\$ 800	\$ 2,500
Demo	\$ 30,000	\$ -	\$ 30,000
Bathrooms	\$ 9,900	\$ 83,982	\$ 93,882
Stage Cover	\$ 50,000	\$ -	\$ 50,000
Temp Fence	\$ 10,000	\$ -	\$ 10,000
Engineering	\$ 20,000	\$ 1,500	\$ 21,500
Greenscape	\$ 93,954	\$ -	\$ 93,954
Sitting Stones	\$ 5,000	\$ -	\$ 5,000
Plumbing	\$ 14,500	\$ -	\$ 14,500
Electric	\$ 29,620	\$ -	\$ 29,620
Misc construction	\$ 31,606	\$ -	\$ 31,606
Hardscape	\$ 203,106	\$ -	\$ 203,106
Stage	\$ 37,794	\$ -	\$ 37,794
Architectural	\$ 15,000	\$ 2,500	\$ 17,500
Bond	\$ 6,800	\$ -	\$ 6,800
Patio lights	\$ 54,952	\$ -	\$ 54,952
Construction Manager	\$ 28,800	\$ 7,200	\$ 36,000
			\$ -
Total	\$ 642,732	\$ 95,982	\$ 738,714
O&P	\$ 44,991	\$ 6,719	\$ 51,710
	\$ 687,723	\$ 102,701	\$ 790,424

RESOLUTION 2022-337

WHEREAS, on June 14, 2022, the Grand Island City Council adopted a resolution approving expansion of the downtown plaza to be located upon vacated Wheeler Avenue between the north one-half of Block Fifty-Six and the north one-half of Block Fifty-Seven, Original Town, now City of Grand Island; and

WHEREAS, the project includes extensive landscaping (grass, plants, trees, pavers, etc.) in the current parking lot area directly north of the existing downtown plaza area (excluding the alley) extending to South Front Street, a permanent berm for use as a stage, a removable stage cover, solar lighting, infrastructure for electricity, and potential future public restrooms; and

WHEREAS, following the June 14 action, community stakeholders expressed their support of public restrooms at the expanded plaza location; and

WHEREAS, Grow Grand Island desires to contract for construction of public restrooms at the plaza using up to \$102,701.00 from its allocation of Food and Beverage Retailer Occupation Tax revenue.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that in addition to the downtown plaza expansion project currently under construction, Grow Grand Island, its contractors and subcontractors, are hereby authorized to construct, place, and erect public restrooms upon the above-described City property subject to City's building codes.

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Adopted by the City Council of the City of Grand Island, Nebraska, November 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
November 18, 2022	☐ City Attorney