



Legislation Text

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Indian Wells City Council

Discussion Topics:

Pavilion Restrooms

Issue

Does the Council want to add construction of restrooms at the Pavilion as a City Goal? If so, what are the key issues?

Existing Conditions

Pavilion guests currently use the restrooms at the adjacent Fairway Grill building. The restrooms are not air-conditioned and patrons must exit the Pavilion to access them. The men's includes two toilets and two urinals, while the women's has four toilets.

At the request of the City, Steve Rosen of Troon contacted Watkins Landmark Construction for an estimate on costs to develop restroom facilities. Working with Watkins, Rosen developed a sketch drawing that included the restrooms as well as a ready area for brides, and storage.

There is currently no place for the bride to prepare or be presented from and this would significantly enhance the facility. A local meeting/wedding planner reported to City Staff that the restroom/changing room plan would be a big attraction for weddings. Troon reports that they have not received comments or complaints from patrons, outside of the public comments at City Council meetings.

Construction of a new restroom facility has advantages over current facility operations:

- Adding a change room/bathroom facility adds convenience for bridal parties
- Solves the issue of going outside during inclement weather, e.g. wind, rain, excessive heat
- Maintains Indian Wells Golf Resort experience

Disadvantages include:

- Cost to build
- No guarantee any added revenue will be produced from the improvements

- Cost for future capital upkeep and maintenance

The proposed project would include two restrooms (men and women's) as well as a ready room and storage area (**Attachment 1**). Estimates range from \$235,000 to \$287,000 depending on the quality of finishes (**Attachment 2**). Should the City proceed with the project, plans would be developed and the project put out to bid through Troon. City staff investigated the sewer in the area to insure capacity. **Attachment 3** describes the current conditions and determined there is adequate capacity.

The Pavilion and re-launch of the VUE Restaurant was initially proposed in 2013 and to keep capital costs down restrooms were not included in the project. The total project costs were \$2.25 million. The breakdown of construction costs is as follows:

1. Pavilion construction & Fairway grill improvements	\$1.80 million
2. Café upgrades and patio hardscapes	\$0.10 million
3. VUE Grille and bar and Relaunch	<u>\$0.35 million</u>
Total	\$2.25 million

The Pavilion has added revenue to the Indian Wells Golf Resort. In fiscal year 2014-15 total revenue was \$647,831. Cost of goods and other expenses was \$462,826, providing a net benefit to the Golf Resort of \$185,055.

A return on investment calculation for the restroom project is not feasible, as we cannot predict an increase in sales due to the restroom facility or know of any business loss due to the existing restroom facilities.

Attachments:

1. Sketch of restroom concept
2. Project estimates
3. Memo regarding sewer capacity