



Watertown City Council
Monday, January 12, 2015
7:00 p.m.

Work Session Agenda

Discussion Item:

1. East Coast Baseball League
 - Bruce Zicari, Colin Cummins, and Matt McKlusky
2. Adopting New Zoning Map
 - Kenneth A. Mix, Planning and Community Development Coordinator
3. Arena Update
 - Justin L. Wood, City Engineer

January 8, 2015

To: The Honorable Mayor and City Council
From: Kenneth A. Mix, Planning & Community Development Coordinator
Subject: Adopting a New Zoning Map

At its January 6, 2015 meeting, the Planning Board adopted a resolution recommending that City Council adopt a GIS-based map as the official zoning map of the City of Watertown, and allow staff to proceed with changing certain split parcels during the process. A copy of the report prepared for the Planning Board is attached as an introduction to the issue.

Staff will be prepared to discuss the matter at the work session and present illustrations of what is being proposed.



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Adopting a New Zoning Map

DATE: December 31, 2014

Staff believes it is time to formally adopt a new zoning map. The technology for mapping has changed dramatically since the Zoning Ordinance was adopted in 1959. Tax mapping was recently updated in the City's geographic information system (GIS) and we would like to follow suit with zoning.

Zoning information was recorded on a mylar street map that could be reproduced in a blueprint machine. The base map had no parcel boundaries on it, so the map had to be measured and the measurement then had to be transferred to the assessment map to determine a zoning district line's relationship to a parcel. The different zoning districts were depicted with symbols that would show-up on blueprint copies. Changing the map required "erasing" a portion of the map with a chemical (probably acetone) and then sticking on a self-adhesive symbol for the new district. Later the self-adhesive symbols were not available and the symbols were drawn by hand. The quality of the map would deteriorate with each change.

After computer mapping with GIS became available, the mylar map was not kept up to date. Zoning information has been kept electronically in recent years with the mylar map being used as a reference. This has given us the ability to produce color paper maps at any scale, and to provide the information on the City's website.

While the GIS staff is adjusting the zoning districts to fit the new tax parcel maps, we are suggesting that small changes, of say less than 50 feet, be made to the zoning district boundaries to make them match the parcel boundaries.

Staff is requesting that the Planning Board recommend to the City Council that a new zoning map be developed for adoption and that while it is being developed small changes be made to the district boundaries so that they follow parcel boundaries.

cc: City Council Members
Robert J. Slye, City Attorney
Matthew Owen, GIS Coordinator
Brian Drake, Civil Engineer II



CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: January 8, 2015, 2014

TO: Sharon Addison, City Manager

FROM: Justin Wood, City Engineer

SUBJECT: Watertown Municipal Arena Renovation – Pre Bid Update

Design of the Municipal Arena Renovation Project has advanced to 95% completion, and we are prepared to advertise the project for public bid within the next two weeks. The updated plans reflect essentially the same project as the 66% Plans, but with a greater level of detail. The latest Opinion of Probable Cost (OPC) estimates the construction cost at \$6.75 Million. Adding soft costs for design, FFE, construction administration, commissioning of equipment, and a \$675 k (10 %) contingency, puts the estimated total cost at \$8.2 Million. The previous OPC at 66% Design was \$6.24 Million for construction and \$7.65 Million with soft costs.

As the design has progressed and detailed numbers have been compiled, higher costs have been realized in the planned scope of work. Much of the cost increase is not necessarily attributed to a single item, but rather the result of many smaller cost increases for the project in general.

There were also two items added to the scope of work which were not included in the previous OPC:

1. The bleachers on the south side of the arena were intended to be replaced as part of the project, but were not included in the last OPC. This is reflected in the current OPC as a \$200,000 add.
2. On the second floor of the front addition, an office and mechanical room are proposed on the south end. The area adjacent to it, above the concession room, is void space which provides logical room for expansion. If not installed as part of this project, it would be impractical to add after the fact. The floor system can quite easily be extended during construction, however, to provide a 17' x 29' shell space, which can be finished at a later date. This space was incorporated into the project at an estimated cost of \$40,000. A Bid Alternate to perform finish work, such as walls, lights, etc. will be included in the bid.

It is important to note, the current OPC does not include a new digital marquee or the pool house renovation work. The digital marquee sign is estimated to cost less than \$50,000, and will be bid as an alternate. It has been determined that the pool house renovation, will require an all or nothing approach. In order to conform with ADA and building code requirements, public access between the pool house and renovated arena will have to be restricted, unless proper bathroom and shower facilities are made available in the pool house. The two buildings function as one facility, and the recommended course of action is to maintain that relationship. Instead of completely renovating the existing pool house locker rooms to meet those requirements (toilets, stalls, sinks, wall modifications) we are proposing a less costly option. This entails new paint, tile, and shower fixtures in the pool house locker rooms,

construction of a unisex bathroom/shower room where the party room is currently located, and modification of the current skate rental area to provide ADA compliant access to the pool. The Pool House Renovation will still be presented as a Bid Alternate for council to accept or reject, but will exceed the previously estimated \$50,000 cost.

If the Pool House Renovation alternate is rejected, however, public access will be restricted between the buildings. Furthermore, building codes will require the City to eventually install handicap lifts in all of its pools. When this work is done, the Pool House building will have to come into compliance with ADA regulations anyway. The arena renovation project provides an opportunity to save money while a contractor is already mobilized on site, to provide reasonable accommodations.

If council wishes, we will proceed with soliciting bids for the Arena Renovation project, and present the bid results at the March 2, 2015 Council Meeting for award.

Enc.

cc: Erin Gardner, Superintendent of Parks and Recreation
Jim Mills, City Comptroller
File

INSTALLATION GENERAL NOTES

1. CONTRACTOR SHALL COORD. WITH ALL TRADES PRIOR TO START OF WORK.
2. CONTRACTOR SHALL ENSURE ALL EXISTING MATERIALS TO BE PAINTED, IS SCRAPED AS REQUIRED, CLEANED AND FREE OF DIRT AND OIL AS REQUIRED PRIOR TO PAINTING.
3. CONTRACTOR SHALL COORDINATE ALL CONCESSION ROOM EXISTING EQUIPMENT, TABLES AND SHELVES ARE INSTALLED PER OWNER REPS DIRECTION. LAYOUT WILL BE SIMILAR TO LAYOUT PRIOR TO REMOVALS. COORDINATE WITH ALL TRADES.
4. CONTRACTOR SHALL ENSURE ALL WORK IS PROTECTED AND WEATHERTIGHT AT THE END OF EACH WORK DAY.

INSTALLATION KEYED NOTES - A101

- 1 PROVIDE SOUND PANELS AND FURRING TO WALLS.
- 2 PROVIDE WALLS, DOORS AND FINISHES.
- 3 PROVIDE METAL STUD AND EPIS WALL INFILL.
- 4 PROVIDE ELEVATOR, PIT AND ACCESSORIES. BASIS OF DESIGN OTIS GEN 2.
- 5 ALTERNATE # 2 - 8" CONCRETE PLANK AND 2" TOPPER FOR FUTURE BUILD OUT.
- 6 PAINT ALL EXISTING EXPOSED STEEL.
- 7 PROVIDE & INSTALL ADA COMPLIANT STAIRS, RAMPS AND RAILINGS.
- 8 PROVIDE BLEACHER, RAILINGS, GATES AND ALL ACCESSORIES.



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Permit-Seal

NOT FOR CONSTRUCTION

Client/Project

City of Watertown

Watertown Municipal Arena

600 William T. Field Drive
 Watertown, NY 13601

Revision

ISSUE	DATE	BY	ISSUED FOR
1	8/7/14	JAP	SD REVIEW MTG
2	8/15/14	JAP	SD APPROVAL SET
3	12/17/14	RJK	95% ISSUED FOR REVIEW

Submission CONSTRUCTION DOCUMENTS

Date: 12.17.14

Title

ARCHITECTURAL
 SECOND FLOOR
 INSTALLATION PLAN

Project No.
 191060204

Drawing No.

A-101

1 ARCHITECTURAL SECOND FLOOR PLAN
 A-101 SCALE: 3/32" = 1'-0"

