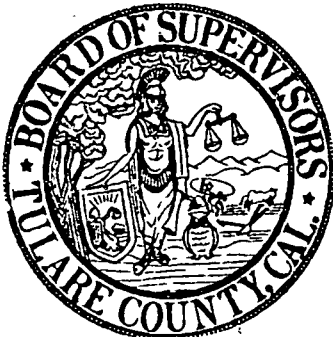


# BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF RECEIVE THREE )  
RIVERS HISTORICAL SOCIETY MUSEUM ) Resolution No. 2018-0476  
PRESENTATION; CONSIDER DONATION )  
TO HELP FUND PUBLIC RESTROOMS )

UPON MOTION OF SUPERVISOR CROCKER, SECONDED BY SUPERVISOR SHUKLIAN, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JUNE 12, 2018, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS CROCKER, VANDER POEL, SHUKLIAN, WORTHLEY,  
AND ENNIS  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE



ATTEST: MICHAEL C. SPATA  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: Mary Ronello  
Deputy Clerk

\* \* \* \* \*

1. Received a presentation regarding the Three Rivers Historical Society's planned Museum expansion and related community improvements.
2. Considered the Society's request for a \$250,000 donation to fund construction of public restrooms to serve visitors to Three Rivers.
3. Found that funding the proposed Phase 1 improvements meets the public purposes of: (1) enhancing public health and safety, (2) provides alternative comfort stations that will reduce impacts on local business facilities, and serves as a visitor attraction for the community, thus providing economic benefit.
4. Provided appropriate direction to County staff. Direct Capital Projects Division of the General Services Agency to publically bid and manage construction of Phase 1 (public restrooms).
5. Directed staff to develop an MOU with the Society that obligates the organization to own, maintain and operate the restrooms as a public facility in consideration for public funding to assist construction of same.
6. Authorized the budget adjustments per AUD 308 attached (4/5ths vote required).

RMA

HAR  
06/12/2018



**Resource Management  
Agency  
COUNTY OF TULARE  
AGENDA ITEM**

**BOARD OF SUPERVISORS**

KUYLER CROCKER  
District One

PETE VANDER POEL  
District Two

AMY SHUKLIAN  
District Three

J. STEVEN WORTHLEY  
District Four

MIKE ENNIS  
District Five

**AGENDA DATE:** June 12, 2018

Public Hearing Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Published Notice Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Advertised Published Notice	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
County Counsel Sign-Off	Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Meet & Confer Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

CONTACT PERSON: Celeste Perez    PHONE: 559-624-7010

**SUBJECT:** Receive Three Rivers Historical Society Museum presentation.  
Consider donation to help fund public restrooms

**REQUEST(S):**  
That the Board of Supervisors:

1. Receive a presentation regarding the Three Rivers Historical Society's planned Museum expansion and related community improvements.
2. Consider the Society's request for a \$250,000 donation to fund construction of public restrooms to serve visitors to Three Rivers.
3. Find that funding the proposed Phase 1 improvements meets the public purposes of: (1) enhancing public health and safety, (2) provides alternative comfort stations that will reduce impacts on local business facilities, and serves as a visitor attraction for the community, thus providing economic benefit.
4. Provide appropriate direction to County staff. Direct Capital Projects Division of the General Services Agency to publically bid and manage construction of Phase 1 (public restrooms).
5. Direct staff to develop an MOU with the Society that obligates the organization to own, maintain and operate the restrooms as a public facility in consideration for public funding to assist construction of same.
6. Authorize the budget adjustments per AUD 308 attached (4/5ths vote required).

**SUMMARY:**  
The Community of Three Rivers has a population of approximately 2,200 but plays host to more than 2 million visitors that traverse through town on the way to Sequoia

**SUBJECT:** Receive Three Rivers Historical Society Museum presentation. Consider donation to help fund public restrooms

**DATE:** June 12, 2018

and Kings Canyon National Parks. The community has served as a tourist destination since the establishment of the Kaweah Colony in the late 1880s and the subsequent opening in 1890 of Sequoia National Park. The community is well known for its thriving colony of local artists, its scenic beauty and other tourist attractions which draw large numbers of visitors at all times of the year.

### **Need for public facilities**

The community does not have any public restrooms - long identified as a priority by local residents to ease demands placed on local businesses to allow public access to their restrooms. While the issue has been brought forward repeatedly at community meetings, identifying funding, a suitable location and a sponsoring organization willing to operate and maintain the restrooms has proven difficult.

### **Proposed Museum expansion**

The Three Rivers Historical Society (Society) operates the Three Rivers Museum, located along Highway 198 at 42268 Sierra Drive. This location serves as not only a tourism attraction and point of interest for visitors in and of itself, the Museum also operates as a visitor center and greeting point for thousands of tourists annually.

The Museum served more than 5,600 visitors in 2015. Visitor counts doubled to 12,700 in 2017. Based on attendance records to date, Museum officials expect to set another attendance record in 2018.

With rising numbers of attendees and a growing collection of historical exhibits, the Society has long desired to expand its Museum exhibit space by constructing a new barn structure and a gallery area suitable for community gatherings and history-oriented events.

### **The Logical Restroom Location**

While planning the proposed Museum expansion, hosting public restrooms quickly became a focal point of discussion. The Society realized that by hosting public restrooms, this facility will potentially increase visitors to the Museum, visit its gift shop and learn more about Three Rivers and local points of interest.

Located along Highway 198 - the principal public access to Sequoia National Park, the Museum is ideally located to serve visitors to Three Rivers and also those traveling in and out of Sequoia and Kings Canyon National Parks. Staffed by volunteers and docents, the Museum is open daily from 9am-4pm from October to March, and 9am-5pm from April to September. It is closed only on Thanksgiving, Christmas and New Year's Day. It is anticipated the restrooms will be open during Museum hours.

### **Popular Sequoia Shuttle pickup spot**

The Sequoia Shuttle also drives traffic to the Three Rivers Museum. Now in its 12<sup>th</sup> season, the Shuttle picks up visitors who have reservations at 12 different locations and transports them to Sequoia National Park. According to the City of Visalia

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Transit Sequoia Shuttle Report, in 2017 alone 13 percent of the overall ridership boarded the Shuttle at the Three Rivers Historical Museum. Average daily ridership in 2017 was 120 riders. A restroom at this location would serve not only the riders boarding at this location, but all travelers aboard the Sequoia Shuttle with trip origins beginning in Visalia and beyond.

**Phase 1: Public Restrooms (est. cost \$250,000)**

The Society has engaged an architect to design its two-part expansion. Phase 1 would enable construction of public restrooms. This phase is prioritized because the restrooms can be built and put into service while the Society continues to fundraise additional needed capital to finish its exhibit space (Phase 2).

The Society has submitted a request to the County Board of Supervisors to financially sponsor the cost to construct the restrooms, with the understanding that the County would manage and finance the construction of the restrooms, but that upon completion the Society will accept responsibility for the completed facilities.

The architect estimates that construction of the restrooms, including the required site preparation grading and concrete flatwork will cost \$250,000. A breakdown of these costs is provided below.

DESCRIPTION OF ITEM	UNITS	UNIT PRICE	TOTAL
Bathroom Shell	288 sq ft	\$250	\$72,000
Plumbing	10 fixtures Water piping	\$20,000 \$5,000	\$25,000
Flat Work (Including Parking)	1000 sq ft	\$20	\$20,000
Septic	400 sq ft		\$60,000
Electrical	400 sq ft		\$10,000
Signage/Toilet Partitions/Fixtures/Water Heater			\$20,000
Grading			\$12,000
Permits/Fees (10% Contingency)			\$31,050
<b>Final Total:</b>			<b>\$250,050</b>

**The Society's contributions to Phase 1:**

The Society is upgrading its existing onsite water supply to put another well into service, install proper filters and support infrastructure in order to supply water to the proposed restrooms. Estimated cost of these improvements is \$30,000 (plus the cost of an 8,000-gallon fire suppression tank). The Society was already planning to contract out for these services as part of an effort to upgrade its water system for the existing Museum facilities.

The Society has previously hired an architect to design its improvements (restroom and Museum barn structure, hired a land surveyor to develop the appropriate site maps, and paid a consultant to reengineer its existing septic system to accommodate additional service needed for the restrooms. Estimated costs to

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design the facilities is \$12,000.

The Society estimates the land dedicated to the Museum expansion and restrooms is currently worth \$75,000.

**Phase 2: The Barn (est. construction cost \$450,000-\$500,000)**

The Society plans to construct a 2,400 square foot, barn-like structure with a 1,000 square foot storage loft to house and properly display its currently stored exhibits and to facilitate future acquisitions to its historical collection. As the fundraising campaign for Phase 2 is on-going, the Society plans to complete its site preparation for the barn construction as part of Phase 1, but not to build out Phase 2 until that campaign is concluded. Phase 2 is thus going to be contracted out and construction managed by the Society as a separate project.

It is possible the Society may decide to build out the Barn's second floor loft area at a later date, possibly as a Phase 3 project.

**Operations and Maintenance**

The Society estimates cleaning, operation and maintenance of the public restrooms will cost approximately \$145,000 over the next 20 years, based on a \$500 monthly cost to clean the restrooms, with a 2% annual adjustment for inflation (see attachment). If the County will fund the Society's request, the Society proposes to operate the restrooms for public access "in perpetuity" – but for purposes of the proposed MOU with the County, the Society intends to commit to an operational period of at least 20-30 years.

**Construction management/permitting**

It is staff's recommendation that Capital Projects division of the General Services Agency prepare the bid documents, then bid out and manage this project to completion. The Resource Management Agency will prepare the appropriate environmental documents. These items will be brought forward when staff returns to the Board for authority to bid the restroom project out, adopt the appropriate CEQA and approve the Memorandum of Understanding obligating the Society for the ongoing restroom maintenance and operational costs of making these facilities available for public access.

**Phase I Timeline:**

TASK	DAYS	START	END
Design	60	7/1/2018	8/30/2018
Plan Review & Permits	30	8/31/2018	9/30/2018
Bid & Award	90	10/1/2018	12/30/2018
Construction	150	12/31/2018	5/30/2019

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**Phase 2 timeline: Society fundraising plan**

The Society presently has raised approximately \$100,000 beyond the anticipated costs of the water system improvements (estimated at \$30,000). The Society has approximately 250 members. The organization traditionally hosts several fundraising events to offset its operating costs, such as its annual hot dog festival. The Society leadership is presently developing several events to raise funds for Phase 2 capital improvements. The Society anticipates raising the remaining \$350,000-\$400,000 balance needed for construction of the Barn structure will take approximately 12-18 months. In addition, the Society plans to approach the Three Rivers Chamber of Commerce and the Three Rivers business community to seek support for the Society's public services related to tourism and visitor services.

**FISCAL IMPACT/FINANCING:**

The capital improvement project will be funded through the County Administrative Office Miscellaneous Administration Account. The amount of \$250,000 will be included in the FY 2018-19 Recommended Budget as an operating transfer to the Capital Projects Fund (030-086-3260-9200) from Miscellaneous Administration (001-012-1010-9100).

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's five-year strategic plan includes the "Economic Well Being Initiative - to promote economic development opportunities, effective growth management and a quality standard of living" and "Quality of Life Initiative - to promote public health and welfare, educational opportunities, natural resource management and continued improvement of environmental quality."

**ADMINISTRATIVE SIGN-OFF:**



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Reed Schenke  
Director

cc: County Administrative Office

Attachment(s) A – Three Rivers Historical Society Complex Map  
B – AUD 308

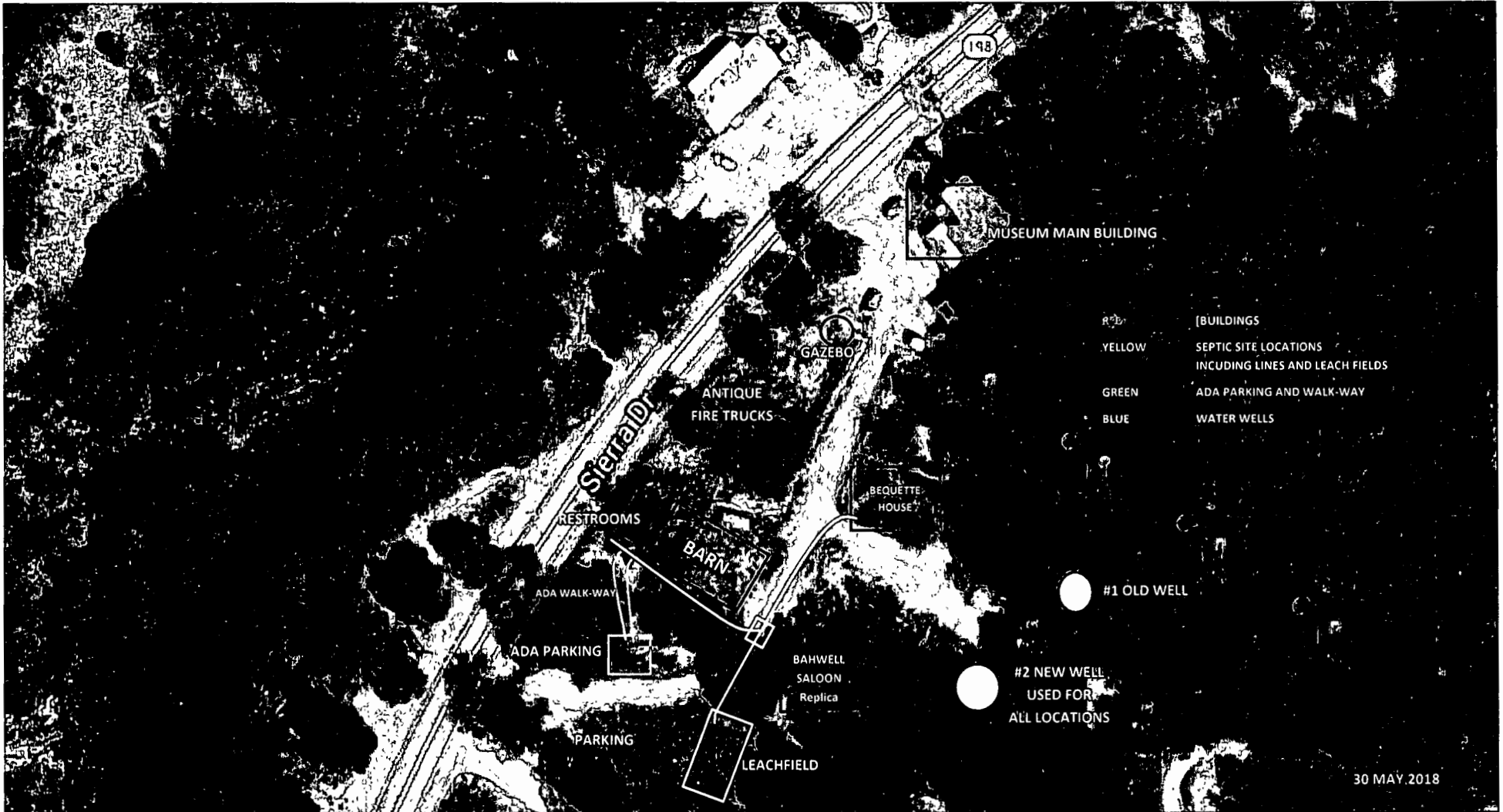


# **Attachment “A”**

## **Three Rivers Historical Society Complex Map**



**THREE RIVERS HISTORICAL SOCIETY MUSEUM COMPLEX  
PROJECT LOCATIONS, 42264 SIERRA DRIVE, THREE RIVERS, PARCEL NUMBER 067-160-038-000**



30 MAY 2018

**Three Rivers Historical Society  
Planned Historical Museum Improvements  
And Public Restrooms**



*Tulare County*  
RESOURCE MANAGEMENT AGENCY  
ECONOMIC DEVELOPMENT AND PLANNING  
BRANCH

TULARE COUNTY BOARD OF SUPERVISORS  
JUNE 12, 2018





THE THREE RIVERS HISTORICAL SOCIETY PLANS TO EXPAND ITS HISTORICAL MUSEUM;  
THE SOCIETY IS REQUESTING THE COUNTY DONATE \$250,000  
TO FUND CONSTRUCTION OF PUBLIC RESTROOMS

The Three Rivers Historical Society operates the Three Rivers Museum, which includes a popular visitor center and gift shop.

The Museum is located along Highway 198. More than 2 million visitors pass by this location annually on their way to visit Sequoia & Kings Canyon National Parks.

The Historical Society seeks to enhance the Museum visitor experience by adding public restrooms and adding a 3,400 square foot Barn-like exhibit space to house its growing collection of historical artifacts.





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The Museum has been open 17 years

It is experiencing steady growth in visitors

2015: 5,400 visitors!

2017: 12,700 visitors!

Second busiest Sequoia Shuttle Stop!

One out of three visitors are referred to the Museum  
by local businesses so people can use the restrooms



THE THREE RIVERS HISTORICAL SOCIETY PLANS TO EXPAND ITS HISTORICAL MUSEUM;  
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- 1) The Society's two phase plan (possibly three)
- 2) First Step: Society will expand water system
- 3) Restrooms while fundraising
- 4) Other site improvements planned



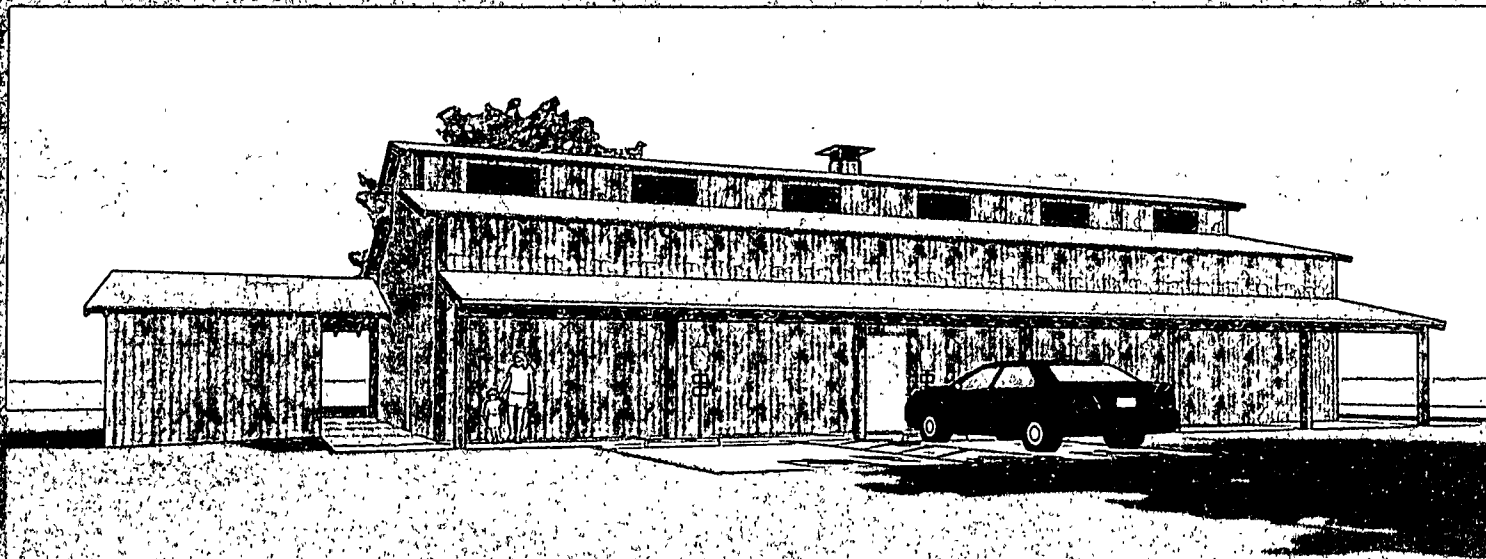
**THE THREE RIVERS HISTORICAL SOCIETY PLANS TO EXPAND ITS HISTORICAL MUSEUM;  
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**THREE RIVERS HISTORICAL SOCIETY MUSEUM COMPLEX  
PROJECT LOCATIONS, 42264 SIERRA DRIVE, THREE RIVERS, PARCEL NUMBER 067-160-038-000**





THE THREE RIVERS HISTORICAL SOCIETY PLANS TO EXPAND ITS HISTORICAL MUSEUM;  
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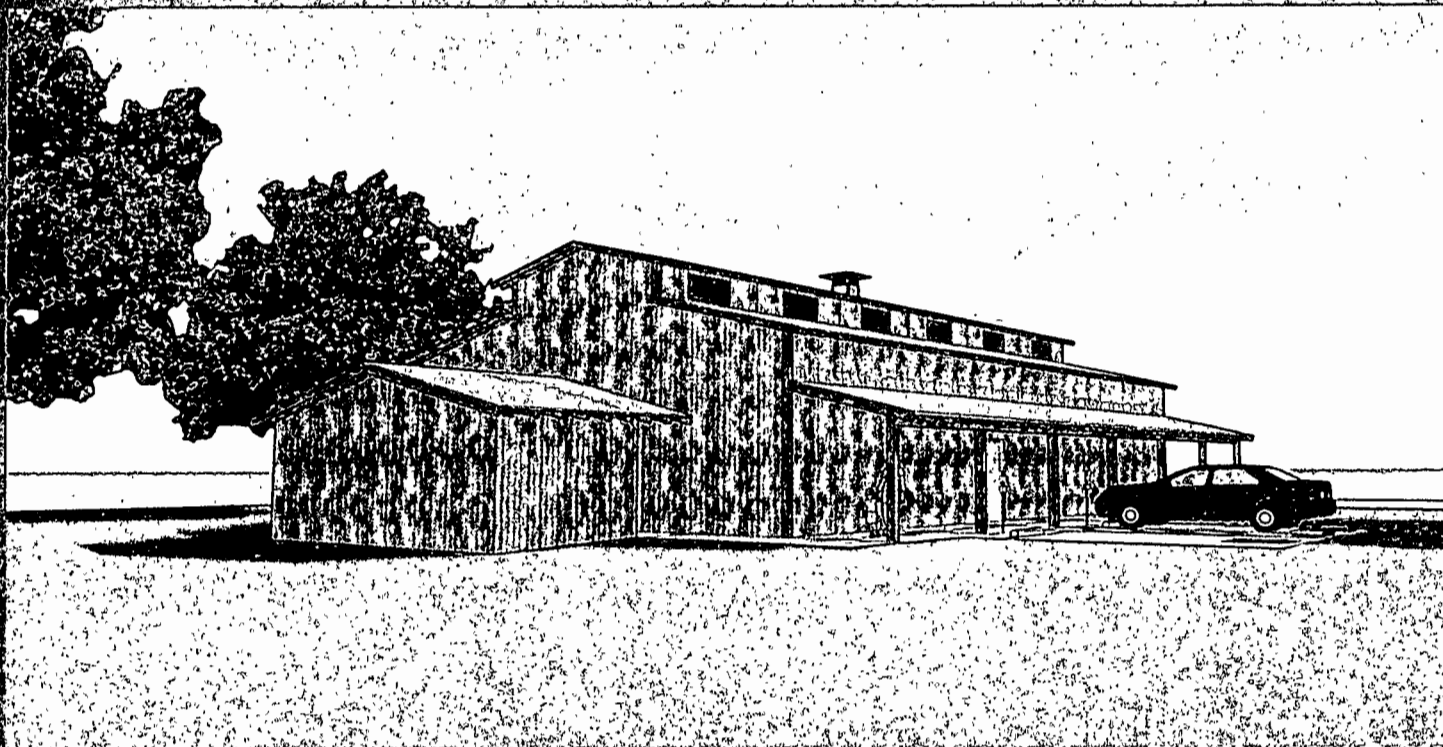


Proposed 3,400 square foot Barn Structure. Construction: Phase II





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Phase II: Barn exhibit space and related improvements.  
Estimate: \$450,000-\$500,000. Approximately \$100,000 on hand.





THE THREE RIVERS HISTORICAL SOCIETY PLANS TO EXPAND ITS HISTORICAL MUSEUM;  
THE SOCIETY IS REQUESTING THE COUNTY DONATE \$250,000  
TO FUND CONSTRUCTION OF PUBIC RESTROOMS

Questions?

Thank you!



THE THREE RIVERS HISTORICAL SOCIETY PLANS TO EXPAND ITS HISTORICAL MUSEUM;  
THE SOCIETY IS REQUESTING THE COUNTY DONATE \$250,000  
TO FUND CONSTRUCTION OF PUBLIC RESTROOMS

### Requests:

- 1) Receive museum presentation
- 2) Consider requested \$250,000 donation to fund construction of public restrooms to serve visitors to Three Rivers.
- 3) Find that funding Phase I (construction of public restrooms) meets the public purposes of enhancing public health and safety; provides alternative comfort stations that will reduce impacts on local business facilities, and serves as a visitor attraction for the community, thus providing economic benefit.
- 4) Provide appropriate direction to staff: Direct Capital Projects to publically bid and manage construction of Phase 1 (public restrooms).
- 5) Direct staff to develop a Memorandum of Understanding with the Society that obligates the organization to own, maintain and operate the restrooms as a public facility in consideration for public funding to assist construction of same.
- 6) Authorize the budget adjustments per AUD 308 (4/5ths vote required).