



CITY OF MENIFEE

SUBJECT: Gale Webb Action Sports Park Restrooms Project

MEETING DATE: April 3, 2024

TO: Mayor and City Council

PREPARED BY: Jenny McConville, Management Analyst

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve the purchase of a prefabricated restroom building from CXT, Inc. in the amount of \$91,801 for the Gale Webb Action Sports Park Restrooms Project, Capital Improvement Program No. 24-09; and
2. Approve and authorize this purchase utilizing the Sourcewell Cooperative Purchase Contract No. 081721-CXT pursuant to Meniffee Municipal Code Section 3.12.070(6); and
3. Authorize the City Manager to execute the required documents and the Finance Department to issue the corresponding purchase orders.

DISCUSSION

The City's Community Services Department evaluates the needs at all City parks and makes project recommendations in coordination with the Capital Improvement Program ("CIP"). Currently, the Gale Webb Action Sports Park does not have permanent restroom facilities. In evaluating Gale Webb Action Sports Park, considerations included the availability of space to place a free-standing restroom building and the need to accommodate for increased usage of park amenities. The Gale Webb Action Sports Park Restrooms project, CIP No. 24-09 ("Project") is identified as a priority one project in the current CIP and would consist of installing a prefabricated restroom building.

Due to the absence of a sewer main system nearby, staff and the design Consultant, Kimley-Horn ("Consultant"), reviewed options to extend a sewer main along Garbani Road. Three options to extend a sewer main were presented as follows:

1. Extend sewer main from an existing manhole located 820 feet to the east of the Project site. This option would result in a shallow sewer main system with a cover less than 4 feet

at the main. This option would require a pump system with an estimated additional cost of approximately \$300,000. Eastern Municipal Water District (EMWD) rejected this option as sewer mains must be deeper than 6 feet.

2. Extend the sewer main from an existing manhole located at the intersection of Evans Road and Garbani Road, approximately 470 feet to the west of the Project site. This option would require boring under an existing drainage culvert and would also cost an additional \$300,000.
3. Connect to the existing sewer main at Quilt Way. This option would include installing 900 feet of sewer lateral along the maintenance road of the drainage channel located west of the Project site. The cost for this option would be slightly less than the first two options.

Staff and the Consultant determined the cost required to extend a sewer main/lateral to serve a single small restroom facility would be unfeasible as it would far exceed the existing budget allocated for this Project. Staff determined that a pit type restroom, similar to what is found at national parks, would be the most cost-effective option within the established budget, and began researching ways in which to procure this style of restroom for the Project.

The City previously utilized the Sourcewell Cooperative Purchasing Agreement, Contract No. 081721-CXT, to purchase prefabricated restroom buildings for the Audie Murphy Ranch Skate Park, John Denver Park, and Lyle Marsh Park. Procurement through cooperative purchase agreements drastically reduces the procurement timeline while ensuring the City receives competitive pricing and quality products from a trusted vendor.

The cost of the purchase for the prefabricated pit-style restroom building with for Gale Webb Action Sports Park is \$91,801. The purchase price includes the restroom building, solar fans and lighting, timed locking system, necessary earth work such as excavation and backfill to install the pit tanks, crane services, transportation and delivery costs, and taxes and fees. It is important to note that this purchase does not include site work such as grading, utility connections (water) and concrete flat work around the new restroom. The cost of the sitework is estimated to be approximately \$55,000. Staff is looking into the possibility of performing the work by force account utilizing internal resources (Public Works crews) to complete the necessary site work. However, if it is determined the work is beyond the scope of available internal resources, the site work services would be procured through the competitive bidding process and performed under a separate agreement, which would be presented to City Council for consideration of award at a future meeting. Maintenance of the restroom tanks would include bi-weekly servicing at a cost of \$886 per visit, or \$1,772 per month. The Community Services Department would coordinate and budget for the necessary ongoing maintenance services of the restrooms.

City Council action is required for approval of the purchase of the prefabricated restroom building as the purchase exceeds the City Manager's authority.

STRATEGIC PLAN OBJECTIVE

Community Engagement and Social Infrastructure

FISCAL IMPACT

The total anticipated fiscal impact for the purchase of the prefabricated restroom building is \$91,801. The installation of the prefabricated restroom building would be competitively bid under a separate agreement. Available funding for this purchase is located within the current Project's Fiscal Year 2023/2024 budget, as summarized in Table 1 below.

Table 1 – Existing Project Funding

Fund	Account Number	Available Budget	Anticipated Cost
DIF Citywide – Park Improvements	522-4555-58182	\$150,000	\$91,801

No additional budget appropriation action(s) is required.

ATTACHMENTS

1. Project Location Map
2. CXT Quote