



CITY OF MENIFEE

SUBJECT: Gale Webb Action Sports Park Restroom Project

MEETING DATE: July 17, 2024

TO: Mayor and City Council

PREPARED BY: Nancy Rodriguez, Management Analyst

REVIEWED BY: Jonathan Nicks, Deputy City Manager

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Review and provide direction on the restroom options for the Gale Webb Action Sports Park.

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 Restroom Project, CIP No. 24-09 ("Project") is identified as a priority one project in the current CIP.

On April 3, 2024, staff brought forward a recommendation to Council for the approval of the purchase of a prefabricated building in the amount of \$91,801. After reviewing the restroom specifications and the cost, the City Council instructed staff to research available grants and additional restroom building options. Following a thorough review of potential grants that could help cover the cost of the restrooms it was determined that there are no current grants that would assist with funding the installation of a park restroom. Staff looked into grants offered by the National Recreation and Park Associations, the Office of Grants and Local Services, Parks California, Land and Water Conservation Fund, as well as other organizations.

Staff also researched different restroom building options. The four options that were evaluated are described in Table 1 on the following page.

TABLE 1 – SUMMARY OF AVAILABLE OPTIONS

| | Description | Purchase & Installation Cost | Annual Maint. Cost | Total for Year 1 |
|----------|----------------------------------|------------------------------|--------------------|------------------|
| Option 1 | Prefabricated Sewer Restroom | \$445,000+ | \$12,770 | \$457,770+ |
| Option 2 | Prefabricated Pit Restroom | \$146,801 | \$31,270 | \$178,071 |
| Option 3 | 9'x20' Restroom Trailer/Building | \$109,457 | \$31,270 | \$140,727 |
| Option 4 | Portable Restrooms | - | \$21,684 | \$21,684 |

Option 1 – Prefabricated Sewer Restroom

The first option that was evaluated was a permanent sewer restroom. The restroom building itself would cost \$80,000 for only the restroom. However, due to the absence of a sewer main system nearby, staff and the design consultant, Kimley-Horn, 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 four feet at the main. This option would require a pump system with an estimated additional cost of approximately \$365,000 including design, concrete work, plumbing, and the building foundation. Eastern Municipal Water District (EMWD) rejected this option as sewer mains must be deeper than six 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.

Option 2 – Prefabricated Pit Restroom

For option 2, staff evaluated a prefabricated pit type restroom similar to what is found at national parks. This option would be more cost effective in comparison to a sewer restroom option and would be within the established budget.

The cost of the purchase for the prefabricated pit-style restroom building for the Gale Webb Action Sports Park is \$91,801. The purchase would be made through Sourcwell Cooperative Purchasing Agreement, Contract No. 081721-CXT. 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 researching the possibility of performing the work by 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.

Option 3 – 9’x20’ Restroom Trailer/Building

The third option recommended by staff would be the purchase and installation of a 9’x20’ restroom trailer. The cost of the purchase would total \$109,457. The purchase would be made through TIPS Cooperative Purchasing Agreement, Contract No. 24020201. The purchase would include the installation and delivery of a 9’x20’ restroom and two ADA ramps. 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.

Option 4 – Portable Restroom surrounded by Fencing

The final option evaluated would be to keep renting the portable restrooms currently located at the park. The service cost for the rentals totals \$1,807 per month or \$21,684 annually. If the City Council selects option 4, staff recommends that a fence be built around the portable restrooms. The cost for the fencing around the restroom would already be in the approved budget, therefore there would be no need to allocate additional funding.

The Parks, Recreation and Trails Commission reviewed the four options described above during a special meeting on June 20, 2024. After a discussion, they have recommended the department proceed with a prefabricated sewer restroom (Option 1) as summarized in this report.

STRATEGIC PLAN OBJECTIVE

Community Engagement and Social Infrastructure

FISCAL IMPACT

There is no direct fiscal impact for the action. Dependent on direction provided by the City Council to move forward, more definitive estimates for the Project would be established and any successful contractor bids would be presented. The current budget allocated to the Project is \$200,000 and the funding sources are broken down in Table 2 below.

Table 2 – Project Funding Sources

| Fund | Fund Description | Project Budget |
|------|----------------------------------|------------------|
| 522 | DIF Citywide – Park Improvements | \$150,000 |
| 620 | Local Park (Quimby) | \$50,000 |
| | TOTAL | \$200,000 |