



CITY OF MENIFEE

SUBJECT: Gale Webb Action Sports Park Restroom Project

MEETING DATE: June 20, 2024

TO: Parks, Recreation and Trails Commission

PREPARED BY: Nancy Rodriguez, Management Analyst

REVIEWED BY: Mariana Mitchell, Community Services Manager

APPROVED BY: Jonathan Nicks, Deputy City Manager

RECOMMENDED ACTION

1. Review and recommend the City Council approve one of the four options for CIP No. 24-09 Gale Webb Action Sports Park Restroom Project.

DISCUSSION

The City's Community Services Department evaluates the needs of 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 a permanent restroom facility.

On April 3, 2024, staff brought forward a recommendation to Council for the approval of the purchase of a prefabricated pit restroom building in the amount of \$91,801. After reviewing the restroom specifications and the cost, Council instructed staff to research available grants or additional options. Staff researched potential grants across various platforms and funding agencies, however, there were no available grants where the installation of a sewer park restroom would be an eligible project for funding.

Staff also researched four different restroom options as described in Table 1 below.

Table 1 – Summary of Available Options

		Purchase & Installation Cost	Annual Maint. Cost	Total for Year 1
Option 1	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 (Image 1)

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 4 feet City of Menifee Staff Report 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 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.

Image 1 – Prefabricated Sewer Restroom



Option 2 – Prefabricated Pit Restroom (Image 2)

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 Sourcewell 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 looking into the possibility of performing the work 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.

Image 2 – Prefabricated Pit Restroom



Option 3 – 9'x20' Restroom Trailer/Building (Image 3)

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.

Image 3 – 9'x20' Restroom Trailer/Building



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 option 4 is selected, 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 not having to allocate extra funding.

City staff is requesting that PRTC review and select one of the four options detailed above to recommend to City Council for approval at the upcoming July 17, 2024 Regular Meeting.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The current budget allocated to the Project in the FY 23/24 Capital Improvement Program Budget is \$150,000.

ATTACHMENTS

None.