


TO: TOWN COUNCIL
FROM: TOWN MANAGER 
RE: DOWNTOWN PARK BATHROOM

ISSUE

Council asked to analyze how bathroom facilities might be provided at the downtown park site.

RECOMMENDATION

Start by using portable bathrooms seasonally and evaluate again in another year.

CEQA

There are no CEQA issues at this time.

MONEY

Money issues are detailed in the report.

DISCUSSION

In planning the Downtown Park a bathroom facility was included because it was thought the park could be fairly active especially with some of the features that would encourage its use. Also, if a water play feature was constructed a bathroom would be required by the building and health codes. The problem however with bathroom facilities is that they are expensive to build (bid estimates ranged from \$66,240 to \$88,507) and expensive to maintain.

The bathroom facility was among the features taken out of the first round of construction projects because of money issues. In discussing what features to restore the Council hit on two ideas:

- 1) direct the PROS Committee to see if volunteer / donations could get the bathroom and other features built
- 2) consider utilizing the Depot bathrooms (an idea of using a portable as done at Sunrise Loomis park was suggested by staff)

Staff talked to the Town's janitorial service about maintaining the Depot bathrooms on a daily basis, and considered how things would operate as to opening and closing the bathrooms.

COST OF DEPOT BATHROOM USE ON A DAILY BASIS	PER MONTH	PER YEAR
Daily cleaning	595	7,140
Supplies (tissue, hand towels, seat covers, soap etc)	125	1,500
Open and close (1/2 hr/day over 30 days is 15 hrs x \$79.00*)	1,185	14,220
TOTAL DEPOT	1,905	22,860
	check-->	22,860
COST OF PORTABLE FACILITY	100	1,200

Note: * Hourly rate is Public Works plus administration.

NOTES:

- Daily cleaning is a must for the Depot bathroom though not for a portable.
- There are two bathrooms to clean at the Depot, a portable can be uni-sex.
- Supplies are absolutely necessary at the Depot or people become inventive. People are generally inventive before going into a portable because the expectation as to what is inside is less.
- The cost to open and close is figured Mon thru Fri, open at 7AM and close at 4PM. A portable is always open.
- The cost to open and close goes up significantly if weekends and holidays are included due to overtime and call back. A portable is always open.
- The cost to open and close outside of normal work hours, for instance not closing until 8PM increases cost significantly, again due to overtime and call back. A portable is always open.

Contrast the Depot bathroom estimated costs, even if only half the cost was incurred, with that of using a portable as currently done at Sunrise Loomis Park. The cost is \$100/month and includes regular service. If the money to build the bathroom were used to pay for a portable the Town could get 55 years of service at the low end (\$66,240 / \$1,200) assuming the rate stayed the same. Rates will of course go up but the point is made that even if the Town only got half that number of years (27 years) it would be money well spent.

Another option is to use a portable seasonally, maybe April through September. A pilot program could determine if there would be a need during the other

months. Seasonal use however could save some money even on the portables. Seasonal use of the Depot might save some money but nowhere near the savings that would be realized from a portable.

Portables are hot in summer and cold in winter. That of course is a likely reason that one doesn't generally bump into people standing around in a portable. It is guaranteed that people will stand around in the Depot when the weather is adverse and that will mean more cleaning and tending, and then more cost.

The short story:

Depot: mostly pleasing to the senses but depletes the bank account.

Portable: sometimes offends the senses but is kind to the bank account.

Unlimited Services Association***P.O. Box 279634******Sacramento, CA 95827-9634******(916) 973-8781 fax: (916) 363-7929***

March 15, 2011

Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Attn: Crickett

Dear Crickett:

Based on your needs, the following reflects the total charges for the services requested at:

LOOMIS DEPOT, 5775 HORSESHOE BAR ROAD, LOOMIS, CA 95650**Restroom and Foyer Area Cleaning from Public Park Visitors****Seven Day Per Week Janitorial Services**


1. Sweep and wet mop foyer floor
2. Clean restrooms to include bowls, basins, mirrors, fixtures, partitions & floors.
Spot clean walls and woodwork as needed.
3. Refill restroom dispensers
4. Empty and reline trash cans
5. Clean glass entry doors

Total Price . . . \$ 595.00 per month

*Supplying of toilet tissue, hand towels, seat covers, hand soap, and trash can liners.
(*Estimated cost*, which could increase if Public usage increases)

Total Estimated Cost . . . \$ 125.00 per month**~ Total Price . . . \$ 720.00 per month**

Sincerely,


Kenneth Siragusa
KS/cs_____
Signature_____
Start Date



Your One Source for Portable Toilets, Restroom Trailers, Portable Sinks, Temporary Fence and MORE



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United Site Services of California, Inc.
3408 Hillcap Ave
San Jose, CA 95136

Customer Service: 800-322-2263
Payment Inquiries: 1-800-716-1428
Fax No.: 408-578-9561

Customer ID: CAN-03515
Invoice No: 101-251555
Terms: Due on Receipt
P.O. No:
Our Order No: 3389
Invoice Date: 01/27/11

INVOICE

Bill To: LOOMIS PUBLIC WORKS
3665 TAYLOR ROAD
P.O. BOX 1330
LOOMIS, CA 95650

Ship To: LOOMIS PUBLIC WORKS
SUNRISE LOOMIS PARK
ARCADIA STREET
LOOMIS, CA 95650

Items Item / Description	Quantity	Term	From / Thru	Unit Price	Total Price
ADA ADA Wheelchair Accessible	1 Each	1	01/27/11 02/23/11	10.00	10.00
REG SERVICE Regular Service	1	1	01/27/11 02/23/11	80.25	80.25
EEC Environment/Energy/Compliance					8.03

Subtotal: 98.28
Tax: 0.83
Total: 99.11

RECEIVED
 PAYMENT AUTHORITY
 DATE: 01/27/11 AMOUNT \$ 99.11
 FUND DEPT ACCOUNT AMOUNT
 020 000 00120 99.11
 VENDOR: UNISUB
 TOWN OF LOOMIS
 EEO 4 2011