

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: October 14, 2025

SUBJECT: Approve Plans and Specifications and Authorize the Solicitation of Construction Bids for the Vail Ranch Park Restrooms Project, PW23-06

PREPARED BY: Nino Abad, Senior Civil Engineer
Laura Bragg, Associate Engineer II

RECOMMENDATION: That the City Council:

1. Approve the plans and specifications, and authorize the Department of Public Works to solicit construction bids for the Vail Ranch Park Restrooms Project, PW23-06; and
2. Make a finding that this project is exempt from California Environmental Quality Act (CEQA) per Article 19, Categorical Exemption, Section 15303, Class 3 (e), New Construction or Conversion of Small Structures, of the CEQA Guidelines.

BACKGROUND: The Vail Ranch Park Restrooms Project is a park/recreation project that will include the construction of a new park restroom facility that meets current ADA accessibility compliance standards. This project will provide additional facilities for park patrons with the design, fabrication, delivery and installation of a prefabricated restroom building that has two unisex single stall restrooms, a drinking fountain with bottle filler and a small storage area within the utility chase. The project also includes rerouting, upgrading and adding utilities, site grading, parking lot reconfiguration and restriping, concrete work, installation of ADA pedestrian access ramp and signage, landscaping, irrigation, and a new ADA compliant sidewalk connecting the park to the sidewalk adjacent to Vail Ranch Parkway.

The total estimated project cost is \$1,392,930, including design, construction, and administration.

A contract between the City and Public Restroom Company dated August 13, 2024, provides for all prefabricated restroom building related activities which include, but are not limited to, restroom building design, manufacturing, delivery to and installation on the project site.

A separate contract between the City and Michael Baker International, Inc., also dated August 13, 2024, was for Civil Engineering services to provide the project plans and specifications for all the

necessary work to support site preparation to receive the prefabricated building. This work includes, but is not limited to, the design of the building pad, geotechnical exploration, new and upgraded utility services, final connection of utilities to the prefabricated building, parking lot upgrades, landscape and irrigation. It is these plans and specifications, for site preparation to support the delivery and installation of the restroom structure, that the Department of Public Works is seeking approval of and requesting authorization to publicly advertise to solicit construction bids.

This project is exempt from the California Environmental Quality Act (CEQA) requirements pursuant to Article 19, Categorical Exemption, Section 15303, Class 3 (e), New Construction or Conversion of Small Structures, of the CEQA Guidelines. The project involves upgrades to an existing park consisting of a new 166 square foot restroom building with associated ADA compliant flatwork.

Project plans and specifications are complete, and the project is ready to be advertised for construction bids. The contract documents are available for review in the office of the Director of Public Works.

The Engineer's Construction Cost Estimate for the Project is \$355,000. Construction duration is estimated to be seventy (70) working days, which is approximately three and a half (3 1/2) months.

FISCAL IMPACT: The Vail Ranch Park Restrooms Project, PW23-06, is included in the City's Capital Improvement Program (CIP) Budget for Fiscal Years 2026-2030 and is funded with Measure "S". Adequate funds are available in the project account to construct the project.

ATTACHMENTS:

1. Project Description
2. Project Location Map