



MEMORANDUM

To: Mayor and City Council

From: David Ellison, Park Operations Manager

Via: Jessica Carpenter, Director of Community Experiences

Date: August 26, 2025

Reference: Consider an award of a bid and authorize an Agreement with Custard Construction Services for the remodel of the MacArthur Park restrooms in the amount of \$109,739.27 as provided for in the Coppel Recreation Development Corporation (CRDC) fund, with contract pricing through the TIPS, Contract No. 241001; and authorizing the City Manager to sign.

2040: Sustainable City Government: Excellent and Well-Maintained City Infrastructure and Facilities

Introduction:

This item is presented for Council consideration to award the remodel of the MacArthur Park restrooms to Custard Construction Services in the amount of \$109,739.27 as provided for in the Coppel Recreation Development Corporation (CRDC) fund.

Background:

The restrooms at MacArthur Park, used by both park visitors and Coppel Baseball Association participants, date back to the park's original construction. With the dog park currently under renovation and the upcoming installation of the MacArthur Park Inclusive Playground scheduled, staff identified this as an ideal time to remodel the restrooms, minimizing additional disruption to park users. This project also addresses community feedback and enhances the park with updated, modern amenities.

The remodel will feature new bathroom partitions while incorporating select existing infrastructure. Upgrades will include stainless-steel fixtures such as toilets and urinals with automatic flush sensors, grab bars, toilet tissue dispensers, hand dryers, channel-framed mirrors, baby changing tables, and solid-core countertops with stainless-steel sinks. Walls and ceilings will be prepped and repainted, and flooring will be power washed and finished with a new anti-slip coating. The project will also bring some minor concerns into ADA compliance.

In response to community feedback, particularly from participants in the Coppel Baseball

Association, multiple requests were received to convert the existing restrooms into a climate-controlled facility. The current restrooms do not include heating or air conditioning and feature open entryways without doors, leaving the interiors exposed to outside elements. The proposed remodel includes installation of a mini-split ductless system with a heat pump and two wall-mounted indoor cooling units, as well as associated electrical work. In addition, the existing entryway door frames will be modified to accommodate new metal hollow-core doors with automatic door closers. The inclusion of these climate-control enhancements has increased the project cost beyond the original budgeted amount of \$85,000.

Benefit to the Community:

The restroom remodel will create a climate-controlled environment and introduce modern amenities comparable to those in the newer Andrew Brown Park system facilities, enhancing comfort and providing a more enjoyable experience for park users.

Legal Review:

This item has been reviewed by the City Attorney.

Fiscal Impact:

The fiscal impact of this agenda item is \$109,739.27 with \$85,000 budgeted in the 24-25 CRDC Work Program. Of the \$24,739.27 difference, \$11,000 can be utilized from the budgeted IMF fund for the portion of the project related to addressing ADA concerns with the remaining \$13,739.27 funded from the CRDC unassigned fund balance to cover the difference. The additional \$13,739.27 will be included in the final fiscal year 2025 CRDC budget amendment.

Recommendation:

The Community Experiences Department recommends approval of this item.