

To the Mayor and Members of the City Council

February 2, 2016

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SUBJECT: Permanent Restroom Facilities at Athletic Field Complexes

The purpose of this Informal Report is to update the Council on the development of a departmental policy for the provision of permanent restroom facilities at athletic field complexes. Included in this Report is an inventory of current system-wide restroom facilities, the estimated cost considerations of permanent restrooms including capital cost, maintenance and operations, and criteria for the development and distribution of permanent restrooms at competition level athletic complexes in the park system. The Park and Recreation Advisory Board will be considering this issue on February 24, 2016, with potential approval of a recommendation on March 23, 2016. Upon conclusion of their work, staff will make a formal recommendation to the City Council. Any resulting facility needs would then be incorporated into the City's capital plan and future operating budgets consistent with other competing priorities.

Benchmarking

In preparation for development of this policy, benchmarking was conducted using the following ten cities:

- | | |
|---------------|-------------------|
| Arlington, TX | Houston, TX |
| Austin, TX | Oklahoma City, OK |
| Charlotte, NC | San Antonio, TX |
| Dallas, TX | San Jose, CA |
| Denver, CO | Seattle, WA |

Based on the information collected, it was found that permanent restrooms or a combination of permanent and portable restrooms, are provided at all of the benchmarked competition level athletic field complexes.

Current Facilities

The Park and Recreation Department (PARD) currently provides permanent restroom facilities at the following secure gated facilities:

- Botanic Garden
- Aquatics Facilities (Forest Park & Marine Park Pool)
- Recreation Centers
- Gateway Softball Complex
- Trinity Park Shelter House (with reservation)
- Lake Como Pavilion (with reservation)
- Fort Worth Zoo
- Log Cabin Village
- Fort Worth Nature Center and Refuge
- Rockwood, Pecan Valley, Meadowbrook and Sycamore Golf Courses

Portable restroom units (ranging in quantity dependent on the number of fields and scheduled use) are provided at the following park athletic field complexes:

- | | | |
|---------------|------------------------------|---------------|
| Gateway | North | South Z. Boaz |
| Hallmark | Rockwood | Sycamore |
| Harmon Fields | Rolling Hills Soccer Complex | West |

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As part of a FY2015 budget funded secondary field recapture initiative, fields at the following parks were reactivated including the provision of portable restrooms at each field.

Buck Sansom	Oakland Lake
Ed Collett	Riverside
Handley	Rodeo
Lincoln	Rosemont
Northside	Sandy Lane

Capital Investment and Maintenance & Operations Costs

Portable restroom units are a cost effective means of providing restroom facilities to the public. The rental cost of a portable unit ranges from \$70-\$80 per unit per month. This per unit cost includes delivery and twice weekly maintenance.

Costs associated with constructing a permanent restroom building include design, utilities (water, sewer & electric), building and site construction. While the costs of utilities and site construction can vary depending on proximity to existing infrastructure, the estimated cost for design and construction of the building is approximately \$442/SF.

The PARD is developing two prototype permanent restroom design concepts which could be considered if installation of permanent restroom facilities was expanded to all athletic complexes. Prototype A includes a room for each gender with 2 stalls and 1 sink. Prototype B includes a room for each gender with 3 stalls, 2 sinks and a family room with 1 stall and 1 sink. Both prototypes would meet ADA requirements, and include a mechanical/storage room with 1 sink.

The estimated annual maintenance cost for a permanent restroom facility ranges from \$8,750 to \$10,000 /year dependent on frequency of service, size of facility and use.

Strategic Development, Distribution and Management

Based upon staff's initial research, staff will advise the Board that permanent restrooms should be located only within gated, secured facilities and be open for public use when staff is present. The following criteria were used to prepare a priority ranking for permanent restrooms at athletic complexes for the Board to consider:

1. Frequency of field use
2. Average number of participants (players, officials, spectators, etc.)
3. Annual number of special events or tournament opportunities
4. Ages of participants

Other conditions which factor into the decision for the location of restrooms include proximity to existing facilities that have restrooms, such as recreation centers; and topographic conditions such as floodplain.

Following the Board's review, the City Council will be advised on the recommended policy.



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Should you have any questions regarding this Informal Report please contact Park and Recreation Director Richard Zavala at (817) 392-5711 or Assistant City Manager Susan Alanis at (817) 392-8180.

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