



# FRESNO COUNTY FIRE

PROTECTION DISTRICT

*Honor, Integrity, Cooperation & Professionalism*

## MEMORANDUM

**Date:** 5/06/2019

**To:** Board Directors

**Attn:** Mike Del Puppo  
President

**From:** Fire District Staff

**Subject:** Restrooms for the Mid-Valley Regional Fire Training Center (MVRFTC)

## BOARD OF DIRECTOR'S BRIEFING PAPER

### ISSUE:

The current restrooms at the MVRFTC are inadequate for the number of students and staff using the Training Center.

### BACKGROUND:

The Mid Valley Regional Fire Training Center (MVRFTC) opened in October of 2016. The MVRFTC provides standardized training to approximately 400 career, paid call and civilian personnel from CAL FIRE / Fresno County Fire Protection District annually. In addition, we offer outreach training to partnering fire agencies from throughout the region in basic firefighting skills, driver operator, EMS, and technical rescue delivered at our training center. Externally, the MVRFTC provides fee based courses to aspiring firefighters entering the work force and continuing education to career and volunteer firefighters. The demand for basic and advanced firefighter training continues to increase annually as our training facility becomes more in demand. Over the past 3 years we continue to grow in student registration, delivered training hours, and outside agency requests to use our facility. Many days throughout the year the training center can have over 100 people on site involved in separate training courses and/or scheduled meetings. All the modular buildings at the Training Center were purchased used. Except for the restroom modular, the buildings have meet our current and projected student growth over the next 5 years. In regard to the restroom modular,

staff continually receive complaints of the stalls being too small and not able to accommodate more than 2 people at a time.

### **DISCUSSION:**

Staff is seeking approval to purchase and/or construct a larger restroom building at the training center to accommodate students, guests and employees. Staff has included two (2) options below for either a new modular style building or a prefab style building.

The current restroom modular is 224 square feet split into two separate rooms for male and female. Each of the rooms is approximately 102 square feet.

The male restroom contains the following:

- 1 – 5 feet x 5 feet ADA toilet stall
- 1 – 40 inch x 30 inch toilet stall
- 1 – wall urinal
- 1 – wall sink

The female restroom contains the following:

- 1 – 5 feet by 5 feet ADA toilet stall
- 2 – 40 inch x 30 inch toilet stalls
- 1 – wall sink

Limitations of current restroom modular:

- Male and female toilet stalls have very limited space. Average size individuals experience the stall door contacting their knees while using the toilet. Larger sized guests have difficulty closing the stall door.
- The space can only accommodate two (2) individuals at a time in each restroom
- There is no space for cleaning supplies or re-stock material

### **Option # 1: Design Space Modular, Fresno**

Option #1 restroom modular is 44 feet x 12 feet split into two separate rooms for male and female. Male restroom would be approximately 360 square feet and the female 310 square feet. (see Exhibit 1)

The male restroom would include the following:

- 2 – 5 feet x 5 feet ADA toilet stalls
- 3 – 54 inch x 36 inch toilet stalls
- 4 – wall urinals
- 3 – wall sinks

The female restroom would include the following:

- 1 - 5 feet x 5 feet ADA toilet stall
- 2 - 54 inch x 36 inch toilet stalls
- 1 – wall sink
- Wall space for utility / storage closet

Purposed location of the new 44 feet x 12 feet restroom modular would be on concrete pad next to shade structure, current site of logistics container. Infrastructure is currently in place for water, electrical and septic. Costs would be factored in for connecting needed infrastructure.

Projected cost for New 2019 44 feet x 12 feet Custom Restroom Unit is \$127,594.26. Price includes delivery, set up, skirting, ramps, anchor and title transfer. Price doesn't include tax, permits or connecting plumbing or electrical. Total cost is estimated at \$150,000.

**Option # 2:** ROMTEC, Roseburg, OR

New pre-fabrication building approximately 1,800 - 2,000 square feet. Building would include male and female bathrooms. (see Exhibit 2)

The male restroom would include the following:

- 1 – 5 feet x 5 feet ADA toilet stall
- 2 – 54 inch x 36 inch toilet stalls
- 5 – wall urinals
- 4 – wall sinks

The female restroom would include the following:

- 1 - 5 feet x 5 feet ADA toilet stall
- 7 - 54 inch x 36 inch toilet stalls
- 4 – wall sinks

Exterior elevation and interior features would vary on choice of any hardscape material. Contractors would come to the site, pour foundation and make the order for the building. Building would be completed on site much like a stick built.

Projected cost for pre-fabricated restroom unit would vary on features. Similar buildings cost \$300,000 – \$580,000.

Site location for new restroom: Building would be located adjacent to the current shade structure. Current infrastructure at this location includes electrical, water and (1) septic tank at 1500 gallons.

Utilization of the current restroom: Current restroom would stay at its current location and be converted into an instructor restroom. The women's bathroom area would be converted into an area for PPE extractor / dryer. The training center currently has no ability to wash or rehab instructor or student PPE.

**ALTERNATIVES:**

The Board does not approve the purchase of a new restroom building to be located at the training center.

**IMPACTS** *(Consider potential consequences related to each of the following areas of concern for proposed alternatives):*

- Fiscal – The Budget Committee can include the cost in the FY19/20 budget.
- Operational – Larger space to accommodate students, personnel.
- Legal – No known impact
- Labor – No known impact
- Sociopolitical – No known impact
- Policy – No known impact
- Health and safety – Larger space to accommodate students, personnel.
- Environmental – No known impact.
- Interagency – No known impact.

**RECOMMENDATION:**

It is recommended that the Board select a restroom building option and authorize staff to work on developing a formal proposal to present to the Board at a later date. It is also recommended that any Board member makes a motion to approve the selected restroom building option and authorize staff to work on developing a formal proposal.

**APPROVED:**

  
\_\_\_\_\_  
Josh I. Chrisman, Assistant Chief

5-7-2019  
Date

# EXHIBIT 1











810 North Pleasant  
 Fresno, CA. 93728  
 Phone: 559-233-5596

**Sale Quotation**

<b>Customer:</b> Cal Fire	<b>Ship To:</b> Fresno, California
<b>Attention:</b> Michael Bowman	** Transport is based upon shipping from Phoenix, Ca.
<b>Phone #:</b> 559-281-4306	
<b>Email:</b> michael.bowman@fire.ca.gov	** Subject to Availability**

Friday, April 12, 2019	<b>Terms:</b> Upon Invoice	<b>Ship Via:</b> Common Carrier
<b>Salesperson:</b> Brad W. Fallentine	Quotation good for 30 days, subject to availability	

**PRICING & DESCRIPTION**

<b>12x44W Custom Restroom Unit</b>	<b>Model Year:</b> 2019	<b>DSMBI Unit:</b> TBD
		<b>Serial:</b> TBD

**(Sold As-Is) No-Warranty**

DSMBI will however insure all electrical, plumbing and HVAC systems are operable prior to delivery.

Building Sale Price w/ existing flooring and cove base:		\$ 114,313.00
Delivery (Clear and unobstructed access):		\$ 4,695.00
Set Up (Block, Level and Close up) Assume Level Site:		\$ 525.00
Used Stairs (Non OSHA) w/ handrails: (2) each		\$ 1,375.00
Foundation Materials (Steel Piers w/ P.T. wood pads)		\$ 1,125.00
Title Transfer Fees: (DOH)		\$ 2,336.26
<b>Total Price: (Excluding Tax)</b>		<b>\$ 124,369.26</b>
<b>Options</b>		
Recommended Anchors - Installed	10 EA	\$ 950.00
Skirting Installed & Hitch Removed:	112 LF	\$ 2,275.00
Door and Window Security Bars	0 EA	(Upon Request) \$ -
Foundation Drawings: Wet Stamp	0 EA	(Upon Request) \$ -

**\*\*Sales Tax is not Included in this Quotation\*\***

**\*\* This Quote does not include Permits or Pilot cars if required for transportaion\*\***

**We Rent Ground Level Offices, Storage Containers and Furniture**



## **Clarifications and Options**

**Please note the following terms and conditions:**

- |   |
|---|
| • The above price does not include applicable sales and property tax.   |
| • This proposal is based on customer signing a standard DSMBI Lease Agreement.  |
| • DSMBI does not warrant that unit meets any local or state code not specifically listed.   |
| • The above prices are based upon a level, compacted, dry and accessible site.  |
| • The above prices do not include Pilot car, City/County permits, Engineering plans, Soil Testing, Anchor pull test, Utility Hook-ups (one point of connection), Decks, Ramps, union/prevaling labor rate, dolly, crane, forklift, fire alarm, sprinkler system, and fire walls unless they are referenced. |
| • Identification of underground utility lines is the sole responsibility of the customer.   |
| • DSMBI provides fixed metal steps. Securing the steps to the building, adjusting the platform To the   |
| • Due to changes in California codes, tie downs price is an estimate only and may increase upon The   |
| • Patching and repair of the site after removal of the tie downs are by others.   |
| • Additional tie downs at extra cost may be required if the anchor pull test fails due to soil conditions.  |
| • If buildings need to be rolled or nosed into place there will be additional costs.  |
| • Please add \$105 for each additional tiedown; if required. If site is un-level or tires, axels & hitches need   |
| • Set-up cost based on 1,500 p.s.f. soil bearing capacity.  |
| • The interior walls may be demountable partitions with no electrical outlets unless referenced.  |
| • Standard handicap ramp is modular and based upon a 6x8 landing and 32' of ramp. Site conditions   |
| • Foundation design is consist of steel piers and wood pads which is considered to be temporary.  |
| • Pricing is based upon used/refurbished buildings. There may be variations in flooring, wall panels, Or  |
| • Pricing is based upon others providing all permits, fees, taxes, licenses, utility connections and  |
| • The Above prices are good for 30 days only and are subject to availability.   |

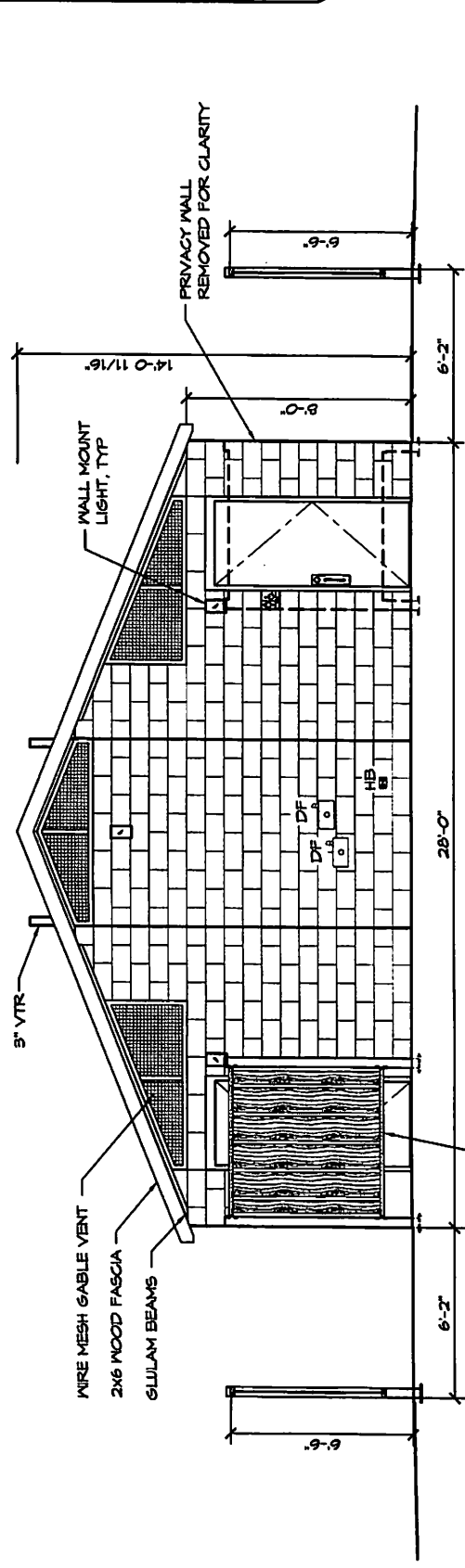
Should you have any questions, Please contact me as soon as possible and thank you for the considering Design Space Modular Buildings.

Sincerely,  
 Brad W. Fallentine  
[bradf@designspacemod.com](mailto:bradf@designspacemod.com)  
 559-832-1626

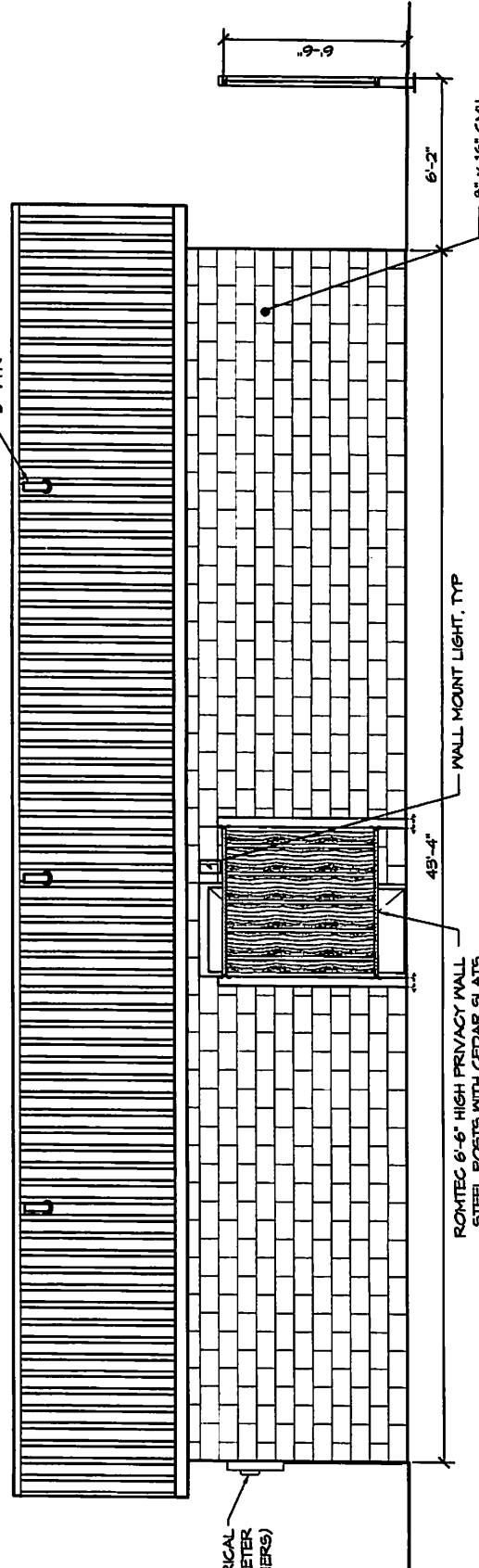
# EXHIBIT 2



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**1 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

2



