



REPLACEMENT AND NEW RESTROOM AT LONG BRANCH AND CONDER PARK

RS-22-020

February 1, 2022

Background

- Seeking to purchase two restrooms at Long Branch and Conder Park that meet the UFAS and ADA requirements
- Currently both restrooms are in disrepair and operationally don't function well nor meet the restroom need in the park

Long Branch Park

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- Restroom was built in 1989. Very poor shape and is not ADA compliant
 - ▣ Restroom was part of the recent DOJ ADA report
- One (1) woman's stall and one (1) urinal and (1) men's standard stall
- Restrooms are in a high traffic area situated within a pavilion that is highly rented

Long Branch Park Restroom Location



Long Branch Park

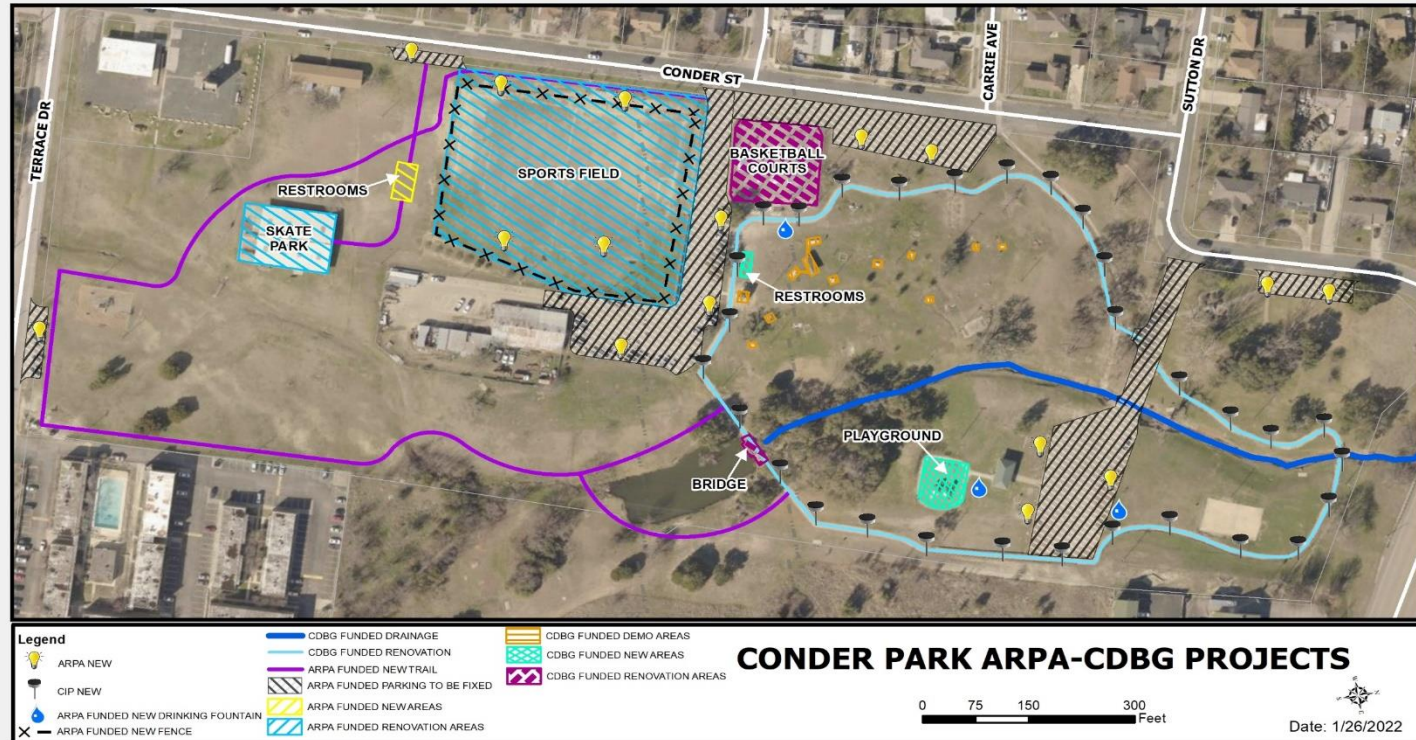


Conder Park

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- Current restroom was built in 2011. Very poor shape and is not ADA compliant
 - ▣ Will be replaced through our CDBG funding
- This restroom serves as the sole facility for all citizens that utilize Conder Park
- Proposed restroom will serve as the second restroom within Conder Park, located on southern section of park

Conder Park Restroom Location

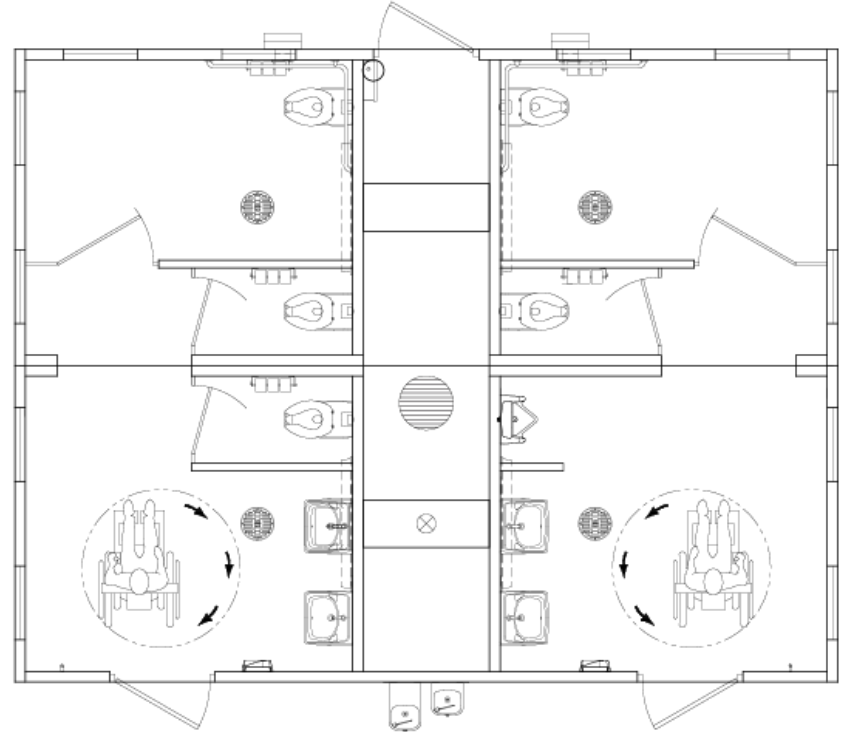


CXT Taos Restrooms

- CXT Inc. is a member of the Sourcewell Purchasing Cooperative
- Restrooms are manufactured in Texas and built to withstand severe weather conditions:
 - Meets UFAS and ADA requirements
 - 30-gallon water heater with self-contained plumbing chase
 - 4" thick steel reinforced concrete walls
 - 5" thick steel reinforced concrete roof and floors
 - Will not rot, rust or burn
 - Vandal resistant building and toilet components
 - Easily cleaned with a brush and warm soapy water
 - Engineered to withstand extreme conditions caused by snow, floods, wind and zone-4 seismic loads
- These restrooms are built in a self conditioned environment and off-site allowing for one (1) day installation versus a traditional stick build
- The high strength precast concrete and time locked restroom door technology will decrease opportunities of vandalism and graffiti
- All parts of the restroom are easily replaceable

CXT Taos Restrooms

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Financial Impact

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Park	Cost
Conder Park	\$203,811.60
Long Branch Park	\$203,811.60
Total FY 22	\$407,623.20

ARPA Account	Project Code
349-8930-439.69-03	ARPA09

Alternatives

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- Option 1 – Not accept the purchase of (2) two CXT Taos restrooms
- Option 2 – Approve the purchase of (2) two CXT Taos restrooms

Recommendation

- Recreation Services staff recommends City Council approve the purchase from CXT, Inc. for (2) two Taos restrooms in the amount of \$407,623.20 in FY22. The City Manager or designee be authorized to execute any change orders as permitted by state and local law