



STAFF REPORT

DATE: February 1, 2022

TO: Kent Cagle, City Manager

FROM: Joseph W. Brown, Executive Director of Recreation Services

SUBJECT: Restroom Facilities at Long Branch and Conder Park

BACKGROUND AND FINDINGS:

Recreation Services (RS) is seeking to purchase and install 2 (two) ADA compliant restrooms that will replace the current restroom at Long Branch Park by the Splash Pad and add a new restroom located at Conder Park by the Skate Park.

The current restroom at Long Branch Park is in a high traffic area. It is situated within a pavilion that is highly rented, the Long Branch Pool, and the Junior Service League Splash Pad. The restroom was built in 1989, is in poor shape and is not ADA compliant. There is currently 1 women's stall, 2 urinals and 1 standard men's stall.

There is currently one restroom located at Conder Park near the basketball courts with single women's and men's stalls that was built in 2011. These restrooms are often vandalized, and RS spends on average \$4,230 a year on maintenance and replacements of these facilities. RS is seeking to install a new, second restroom between the Skate Park and Multipurpose fields to better serve the southern section of this Community Park. The restroom near the basketball courts will be replaced as part of the CDBG project approved in FY21, giving the citizens who utilize Conder Park two (2) fully functional, ADA compliant restrooms to use.

The new restrooms will have 2 standard stalls and 1 ADA stall for women and 1 urinal, 1 standard stall, and 1 ADA stall for men, baby changing stations, hand dryers, sinks, outside ADA drinking fountain, and interior/exterior LED lighting. The CXT Taos restrooms will have more stalls to serve the citizens that utilize the Splash Pad, pavilion, and the park, and decrease opportunities of vandalism and graffiti with the high strength precast concrete and time locked restroom door technology. The CXT Taos restrooms are manufactured in Texas, off-site in a self-conditioned environment and are built to withstand severe weather conditions, allowing for rapid delivery and installation. Installation is accomplished in one day via a crane that drops the building into place. This process is different than a traditional stick build which requires several weeks of construction that results in material and crews in the park for several weeks. All parts of the restroom are easily replaceable and covered with a 1-year warranty. 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

The cost of each CXT Taos restroom is \$203,811.60. This expense was planned and approved through ARPA funding for FY22.

THE ALTERNATIVES CONSIDERED:

Option 1 - Not approve the purchase of two (2) CXT Taos restrooms

Option 2 - Approve the purchase of two (2) CXT Taos restrooms

Which alternative is recommended? Why?

Recreation Services staff recommends City Council approve the purchase of two (2) CXT Taos restrooms to provide safe, durable, ADA compliant facilities for our citizens.

CONFORMITY TO CITY POLICY:

CXT Inc. is a member of the Sourcewell Purchasing Cooperative. Purchases made through a cooperative contract satisfy the state competitive bidding requirements as stated in Texas Local Government Code section 271.102, subchapter F; a local government that purchases good or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of the good or services.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The fiscal impact for FY21-22 is \$407,623.20. The cleaning and maintenance expenditures over the life of the restrooms will be incorporated into the supply and maintenance budget.

Is this a one-time or recurring expenditure?

This will be a one-time expenditure

Is this expenditure budgeted?

Yes, funding is available in the Governmental Capital Project Fund for Long Branch Park in account number 349-8930-493.69-03, project code ARPA10, and Conder Park in account number 349-8930-493.69-03, project code ARPA09.

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

Yes

RECOMMENDATION:

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

DEPARTMENTAL CLEARANCES:

Legal
Purchasing
Finance

ATTACHED SUPPORTING DOCUMENTS:

Quotes
Certificate of Interested Parties Exemption