



# Memorandum

**Meeting Details:** February 4, 2026

**Prepared For:** Mayor & Board of Commissioners

**From:** Megan Wepfer, Public Works Director

**Subject:** Tom & Kitty Stuart Restroom Purchase Approval

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## **Background**

This purchase will provide a durable, ADA-compliant, prefabricated restroom facility designed to withstand coastal environmental conditions, reduce long-term maintenance costs, and improve public amenities.

The restroom will be purchased through Sourcewell Cooperative Contract 052725-CXT, which satisfies competitive procurement requirements.

**Warranty:** One (1) year on concrete components and non-concrete components

## **Product Summary**

The selected unit is a CXT Denali model precast concrete restroom facility designed to meet ADA accessibility requirements, local building codes, and high wind/seismic performance standards. The building is prefabricated and delivered ready-to-use, including plumbing and electrical connections where applicable

Key performance features include:

- High-strength precast concrete roof and walls
- Vandal-resistant construction
- Designed for coastal durability and corrosion resistance
- Low-maintenance exterior and interior finishes
- Compliance with ADA standards and heavy wind/seismic load requirements

## **Selected Options & Configuration Highlights**

The proposed restroom package includes the following notable options and upgrades from the CXT proposal:

- Custom Wall Texture Upgrade to Stucco - \$8500

- Ribbed Metal Roof Texture Upgrade – \$6,500
- Marine/Corrosion Protection Package – \$4,500
- Electric Hand Dryers (Qty: 2) – \$2,000
- Baby Changing Station (Qty: 1) – \$1,100
- Sanitary Napkin Disposal Receptacles (Qty: 2) – \$300
- Exterior Frostproof Hose Bib (Qty: 1) – \$1,200
- State & Engineering Fees – \$9,500
- Estimated Transportation to Site – \$18,498.62

**Total Project Cost: \$138,651.62**

#### **Delivery & Installation Notes**

- Delivery is **F.O.B. origin**, shipped from the closest CXT manufacturing facility serving Florida (Williamstown, WV)

#### **Important FEMA Flood Compliance Note**

This purchase does NOT include the cost of required dry floodproofing measures needed to meet FEMA floodplain compliance standards. Staff will come back at a later commission meeting with the cost for floodproofing.

#### **Fiscal Impact**

The cost of the restroom is \$138,651.62 without the required dry floodproofing needed to meet FEMA requirements. Staff is waiting for cost from the vendor and will bring that back later.

#### **Recommendation(s)**

Staff recommends the Board of Commissioners approve the purchase of the restroom through Sourcewell procurement Contract #052725-CXT for a cost of \$138,651.62. With the recommendation to bring back the cost to meet all FEMA requirements at a later commission meeting when cost is available.

#### **Attachments**

- CXT Proposal