



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

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