



Memorandum

Meeting Details: January 28, 2026

Prepared For: Mayor & Board of Commissioners

From: Megan Wepfer, Public Works Director

Subject: Tom & Kitty Stuart Park Bathroom and post storm update

Background

As part of the recovery and redevelopment effort, staff has been working with the project engineer to develop a revised site plan that elevates the new restroom facility to comply with FEMA floodplain requirements. Based on the preliminary design, the anticipated finished ground elevation for the restroom will be approximately 9.3 feet.

To address the structural requirements associated with elevating the restroom, the City has contracted with an additional structural engineer to design the structural components necessary to support the elevated facility. This work is currently underway; however, final structural details and associated costs are pending completion of the revised site plan and confirmation of final elevation requirements.

Staff is also coordinating with LB Foster, which supplies CXT Flush Restrooms. These facilities are precast concrete restroom buildings that are constructed offsite and delivered for installation using a crane. The proposed restroom will include two ADA-compliant stalls and a central plumbing chase, consistent with accessibility standards and operational needs.

With the exception of the restroom area, the majority of Tom & Kitty Stuart Park is expected to remain relatively unchanged. Due to the elevated design of the restroom, an ADA-compliant access ramp will be required, along with a set of stairs to meet applicable building code requirements. As a result, the restroom footprint will differ slightly from the previous configuration. This revised footprint will impact two small golf cart parking spaces and one compact vehicle parking space. While it is not staff's intention to remove parking, this layout represents the most feasible option to meet FEMA, ADA, and building code requirements while maintaining safe access to the restroom facility.

At this time, staff has not yet received a final cost for the restroom building inclusive of all associated expenses. The total cost remains dependent on the finalized building elevation and the extent of required dry floodproofing measures, including potential flood panels or floodproof doors, which were identified late in the design process. While staff is currently awaiting final pricing to ensure compliance with all

FEMA and City regulations, the estimated total project cost is approximately \$200,000, plus or minus depending on final floodproofing requirements.

The estimated lead time for delivery of the restroom facility is approximately five (5) months from the issuance of a purchase order. Once the structural design and site plan revisions are finalized, staff intends to place the associated site and parking lot improvement plans out to public bid and return to the Board with the cost to repair and replace all damaged sections of the parking lot.

There is a high likelihood that Tom & Kitty Stuart Park will be reopened to the public prior to the arrival and installation of the new restroom facility, unless otherwise directed by the Board of Commissioners and City administration.

Staff will continue to coordinate with the design team and vendors and will provide the Board with updated information and cost at the February 4, 2026 Board of Commissioners regular meeting.

Fiscal Impact

Based on preliminary information, the restroom is currently estimated at \$200,000.00, inclusive of anticipated floodproofing requirements. The restroom will be procured through a piggyback agreement using Sourcewell Contract #052725-CXT. Staff anticipates having finalized pricing and contract documentation available for Board consideration at the February regular meeting.

Recommendation(s)

Staff recommends the Board of Commissioners direct staff to proceed with procurement of the elevated restroom facility through Sourcewell Contract #052725-CXT pending final pricing which will be provided for final approval at February 4, 2026 BOC meeting.

Attachments

- Arial with approximate new restroom layout
- Denali Drawings
- Denali Picture with standard option and no additional add ons.