

## MEMO

TO: Finance Committee  
FROM: Kristine Butteris, Parks, Recreation, & Forestry Director  
DATE: February 23, 2023  
RE: Riverside Restroom Comparison Review

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### **Riverside Park Restrooms Comparison**

The Parks, Recreation, & Forestry Department was asked to compare Prefabricated/Modular Restrooms with that of a Site Built option:

- There are three main factors among others that should be taken into consideration for a Prefabricated/Modular Restrooms versus a Site Built Restrooms.
  - Location – From our research, prefabricated/modular restrooms are typically in more rural areas where construction companies are sparse. They typically are for smaller footprint areas. Warm weather locations also tend to be better suited for prefabricated/modular restroom buildings.
  - Price -When comparing prefabricated to site built, there is no financial advantage to prefabricated/modular restrooms. Please see attached spreadsheet.
  - Size – Considering the architectural standards, site built are more appropriate for larger builds. Most prefabricated/modular restrooms max at 6 units per side.
- Details should also be considered when comparing the different build options. A prefabricated/modular building will be a plain structure with a flat rate unless finishes are added which will increase cost.

During the Parks, Recreation, & Forestry Commission meeting on Monday, February 20<sup>th</sup>, the consensus was to continue with a site-built restroom. Main points included: most prefabricated buildings are constructed in warm climates, not allowing the building to go through the seasons which has led to cracks at the seems and adjoining foundation; some prefabricated buildings keep cost low due to lack of amenities included and any additions result in higher cost; Riverside Park's size should be included as it is home to many recreational programs (baseball, softball, volleyball, day camp, etc.), farmers markets and festivals which bring in thousands of guest every year.

We are looking for your guidance on next steps.

- Rebid with a shortened time frame to allow completion by the beginning of summer 2024.
- Rebid with an alternate option for site work to be completed by contractor or city employees.
- Continue investigation into Prefabricated/Modular Buildings.
- Wait to rebid until a time determined by the Finance Committee
- Other options identified by the Finance Committee