



TOWN OF LAUDERDALE-BY-THE-SEA

ROUNDTABLE ITEM REQUEST FORM

Development Services
Department Submitting Request

[Signature]
Director *CIA*

Meeting Date / Time

- July 14, 2010 / 7:00 PM
- July 28, 2010 / 7:00 PM
- Oct 13, 2010 / 7:00 PM
- Oct 26, 2010 / 7:00 PM

Deadline w/o Backup

- July 12, 2010 / Noon
- July 26, 2010 / Noon
- Oct 11, 2010 / Noon
- Oct 24, 2010 / Noon

Deadline w/ Backup

- July 2, 2010 / Noon
- July 16, 2010 / Noon
- Oct 1, 2010 / Noon
- Oct 15, 2010 / Noon

ITEM/ITEMS*: Public Restroom Facility. Report on options and costs for a public restroom facility near the beach as a Capitol Improvement Project (CIP) east of El Mar Drive.

ACTION OR OUTCOME EXPECTED:

- To give direction to include one hundred and fifty thousand dollars (\$150,000) for the proposed facility.
- To give direction on a location.
- To give direction on a type of unit (i.e. prefabricated or constructed).
- To give direction on the number of facilities (i.e. how many male and female).

SPECIAL NOTES: Power point attached.

***ITEMS LISTED THAT WOULD BE GOING TO REGULAR COMMISSION AGENDA REQUIRE NEW AGENDA ITEM REQUEST FORM WITH AMPLE TIME TO PRODUCE BACKUP**

STAFF REPORT

FROM: JEFF BOWMAN, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: PUBLIC RESTROOM FACILITIES
DATE: 7/8/2010

The purpose of this presentation is to provide the Commission with preliminary costs to construct public restrooms at a beach location. The report does not provide a final recommended location for the public restrooms. Our purpose today is not to have you select a site, but to discuss options and give us the go-ahead to include funds in the CIP budget for this project. It is recommended that the Commission give us some feedback on the sites you consider to be most viable, so we can do more detailed analysis of the feasibility of those locations.

GOALS

To create the availability of public restrooms for the public within the Town. To introduce an element/feature to our public beaches that will complement and enhance its' character. Create public restrooms for the convenience of the public, tourists, and residents. To lessen the burden on commercial establishments and other establishments due to the absence of such facilities within the tourist area of the Town. To provide restroom facilities that could benefit special events as well as general public use.

OBJECTIVES

To identify and prioritize locations that best serve the public's needs. To collect research on different types of facilities (i.e. pre-fabricated or construction). To document cost, design, construction, and maintenance costs of such facilities.

RESEARCH

Our research included identifying pricing so that adequate funds can be included in the CIP (Capital Improvement Projects) budget next year for this project. Staff sought out approximate costs for the construction of a facility compared to the cost of a pre-fabricated unit delivered to the Town. Staff also contacted other municipalities to solicit their opinions on facilities that they have installed. Additionally, staff looked at the most active areas of the beach within the Town's boundaries and has concluded that area to be between El Prado and the Pier. Staff incorporated the suggestions of the Town Commission at their meeting of May 1, 2010.

POSSIBLE LOCATIONS

We suggest the following possible locations for consideration:

Location #1: *El Prado right-of-way ("Park") near the beach entryway.*

This location is the most cost-effective as it would be located in a Town Park with existing lighting, electric, water and sewer in close proximity, and landscaping. This location is desirable because it is in an active part of the beach. It is too far from Commercial Boulevard to realistically serve special events held in the core downtown.

Location #2: A downtown Storefront

There are a couple of downtown storefronts currently vacant west of El Mar Drive and we estimate a lease would cost approximately \$3,000 to \$5,000 per month based on two separate property owners who lease storefronts down town. The build out of the leased space for restrooms (2 male and 2 female) would cost approximately \$25,000. The downside to this option is the continuing cost of the annual lease and the possible opposition of adjacent store owners or tenants.

Location #3: Pier Parking Lot

An area within the Pier parking lot where the dumpsters are currently located has been suggested as a possible location for public restrooms. The dumpsters would have to be relocated and the Pier tenants have indicated they would not want to lose any existing parking. They also want to limit public access across their parking lot, so the access point to the restrooms would be the alley. This is a very tight location and an architect would need to analyze whether it is feasible to locate restrooms there in such a way to accommodate the Pier tenants' conditions and fire code requirements. Lease terms would have to address many issues, including price, duration of the lease considering the Town's investment, etc. The proposed location would be in close proximity to residential units to the south of the alley.

Location # 4: The right-of-way between the pier parking lot and Oriana nearest the beach.

The advantage of this site is that the restrooms could be located immediately adjacent to the beach in a busy area and there would be no property rental costs. There are different design consideration to be evaluated depending if the facility was placed on the east or west end of the alley. In any location within the alley, the restrooms would be immediately adjacent to residential units to the south. There is not easy access to this location from north of the Pier during high tide.

COST AND TYPES OF FACILITIES (APPROXIMATE)

The cost estimates we gathered from Engineers and Manufacturers are listed below:

Engineers' cost estimate to construct free standing restroom building:

1. Ocampo & Associates (2 male/2 female, Approx. \$60- \$80,000 – 1 male/1 female \$60,000, plus 20% for design) Floor plan attached as Attachment "A"
2. Chen & Associates (1 male 1 female, Approx. \$150,000)
3. Walter Keller (1 male 1 female prefab - Approx. \$125,000; 2/2 non-prefab - \$175,000)

Note: The Engineers were asked to provide estimates pro-bono and independent of a selected site.

Pre-fabricated units:

4. Public Restroom Company (1 unisex \$70,000; 1 male/1 female \$79,000; 2 male/2 female \$140,000.) Floor plans attached as Attachment "B"

5. AES Precast Company, Inc (1 unisex \$18,500; 1 male/1 female \$42,500; 2 male/2 female \$55,000.) Floor plans attached as Attachment "C"
6. CXT Concrete Buildings (1 male/1 female \$42,625; 2 male/2 female \$108,000) Floor plan attached as Attachment "D"
7. Wallis Concrete, LLC (1 unisex \$26,000 to \$33,000; 1 male/1 female \$45,000 to \$50,000; 2 male/2 female \$90,000 to \$100,000)

Note: These companies provided estimates only and not knowing the type of units and extras.

These prices do not include sidewalks, landscaping, soil samples, pad, survey, utilities brought to site location, some lighting, design drawings, etc. It is recommended that \$25,000.00 be budgeted for these miscellaneous items.

Maintenance Costs

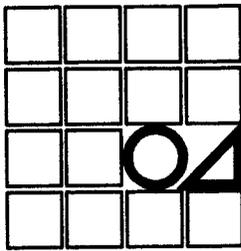
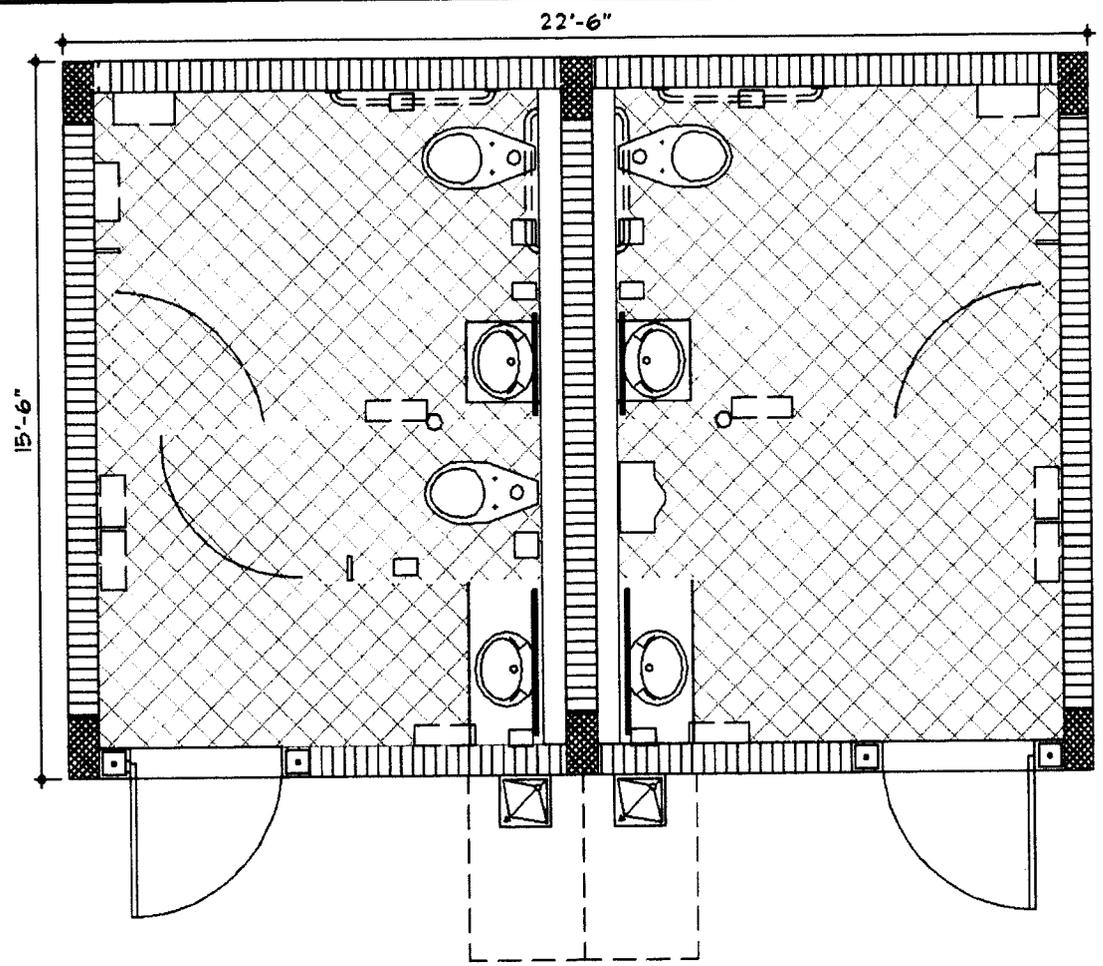
Maintenance of a public restroom is estimated to cost approximately \$15,000 per year (including cleaning 2x a day, supplies, water, sewer & electric service). This number is based on the costs of maintaining the restrooms at Municipal Park, but with additional cleaning.

Staff Recommendation: Staff recommends budgeting \$150,000 dollars in the CIP for the installation of a prefabricated public restroom, which includes the miscellaneous items noted in the presentation. The cost of a pre-fabricated restroom is lower than construction, and the quality will be similar to a structure built on site. There are many alternative designs, so we believe an aesthetically-pleasing design can be selected. All of the manufacturers indicated that the structures would meet the requirements of the coastal construction code, as the structure would be placed east of the construction control line. Staff has spoken to other cities (Hollywood, Tamarac, Fort Lauderdale, Oakland Park) who have installed these facilities and they provided favorable views. A prefabricated unit also has the advantage of being able to be removed, relocated, or sold if, in the future, the Town wishes to discontinue providing public restrooms or wishes to move them elsewhere.

Cost Estimates to Construct

Ocampo & Associates

Attachment A



SKETCH #1 OF 1

SCALE: 1/4"=1'-0"

DATE: 01/29/09

TOWN OF LBTS
PUBLIC RESTROOMS

O & A
OCAMPO & ASSOCIATES
 ARCHITECTURE INTERIORS PLANNING

417 SW CALIFORNIA AVENUE
 STUART, FLORIDA 34994
 (772) 288-8004 FAX (772) 288-8086

STATE OF FLORIDA

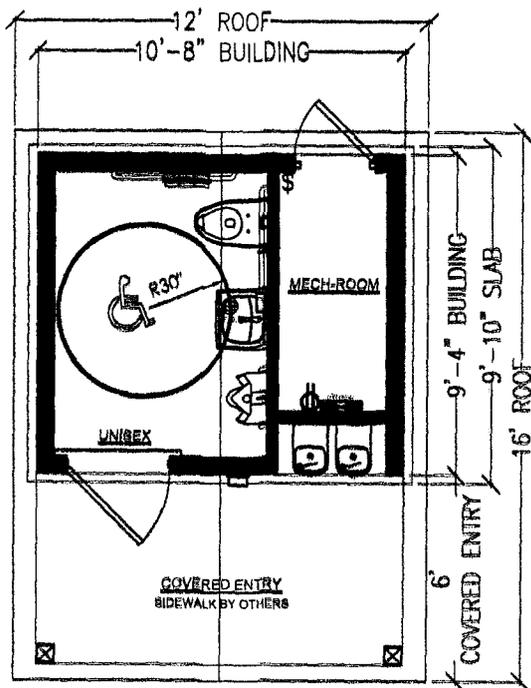
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SEAL

ARCHITECT

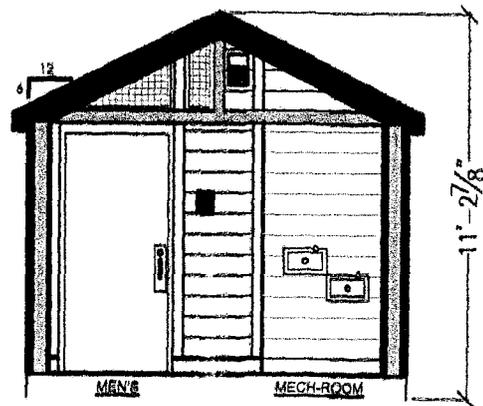
Cost Estimates for Pre-Fabricated

Public Restroom Company

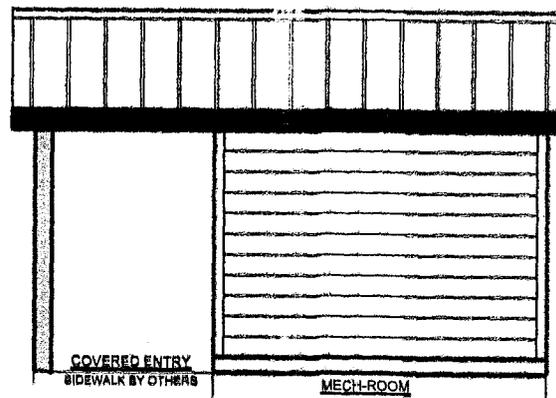
ATTACHMENT 5



1 **FL-45-8A-111-DF-99-CE FLOOR PLAN**
SCALE: 3/16"=1'-0"



2 **FRONT ELEVATION**
SCALE: 3/16"=1'-0"



3 **SIDE ELEVATION**
SCALE: 3/16"=1'-0"

Designing And Building Restrooms... Better



PUBLIC RESTROOM COMPANY

Ph. 888-888-2080 Fax 888-888-1448

MODEL #: **RESTROOM BUILDING**

PROJECT: **PRAIRIE LAKE PARK
OCOE, FL**

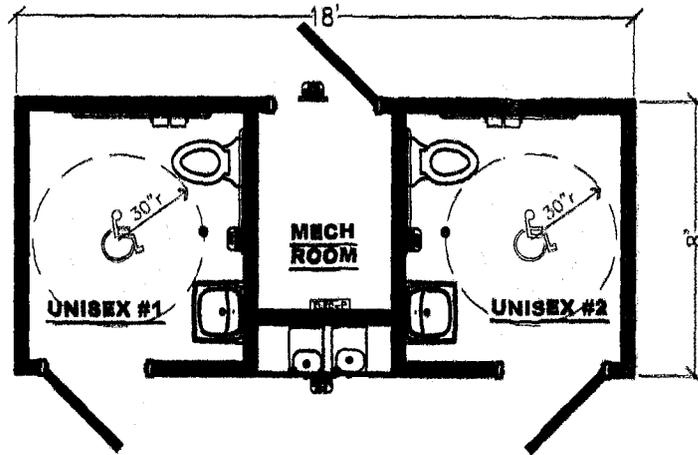
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PROJECT #: 7000

MAXIMUM PERSON AN HOUR:
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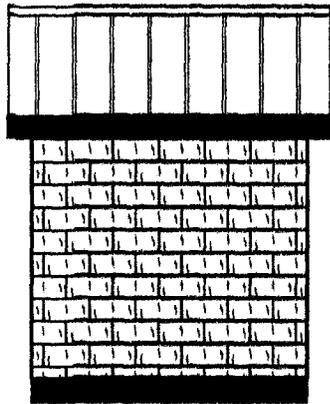
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Attachment B

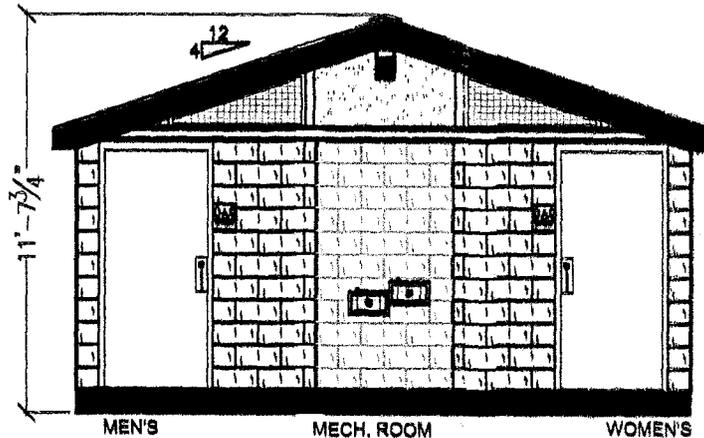


1 **SB-022-DF FLOOR PLAN**
SCALE: 1/16"=1'-0"



RESTROOM

3 **SIDE ELEVATION**
SCALE: 3/16"=1'-0"



MEN'S MECH. ROOM WOMEN'S

2 **FRONT ELEVATION**
SCALE: 3/16"=1'-0"

REVISION BY:	#:
REVISION DATE:	

Designing And Building Restrooms...Better



PUBLIC RESTROOM COMPANY

Ph. 888-888-2090 Fax 888-888-1448

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BUILDING TYPE:

RESTROOM BUILDING

PROJECT:

**MINNEHAHA PARK
MAITLAND, FL.**

DATE: 8/18/10
PROJECT #: 7223

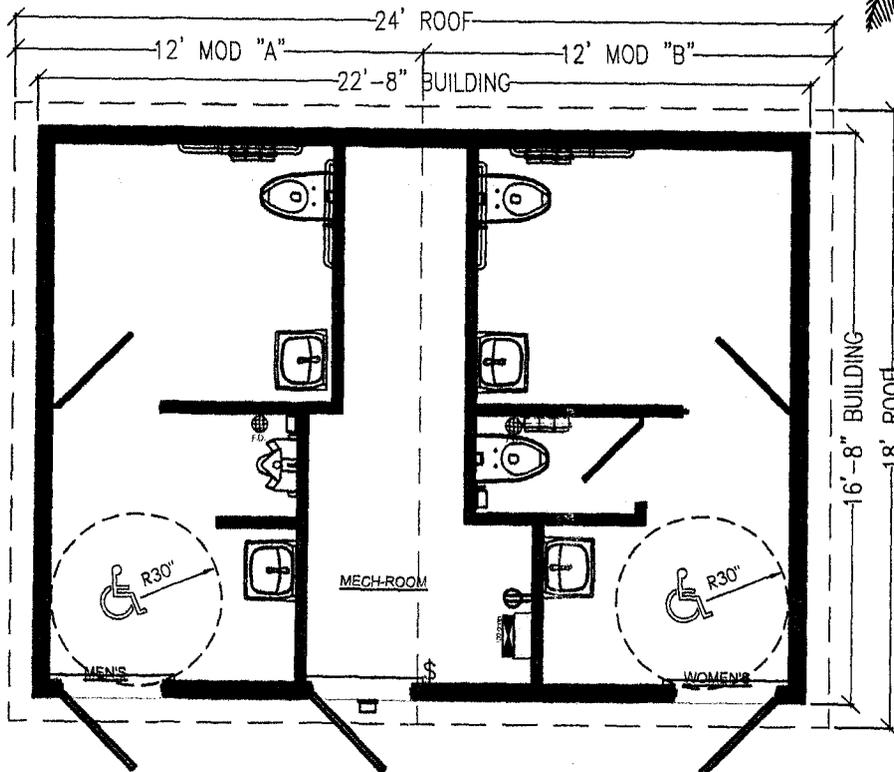
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TOMMY

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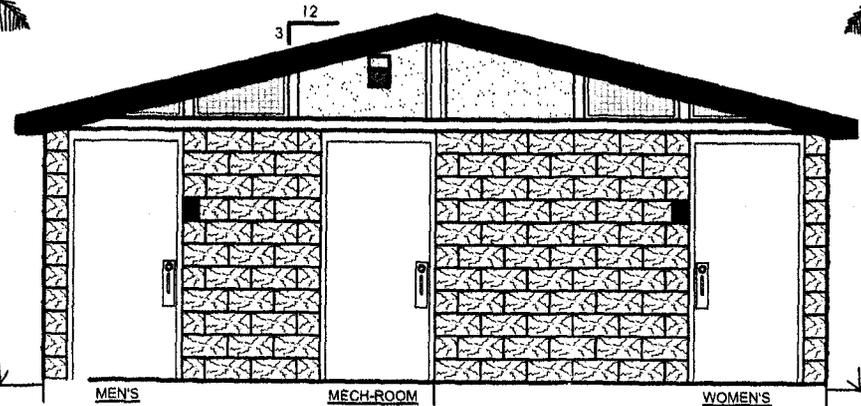
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- NOT FOR CONSTRUCTION - PRELIMINARY DESIGN DRAWING ONLY - DO NOT SCALE, DIMENSIONS PRESIDE

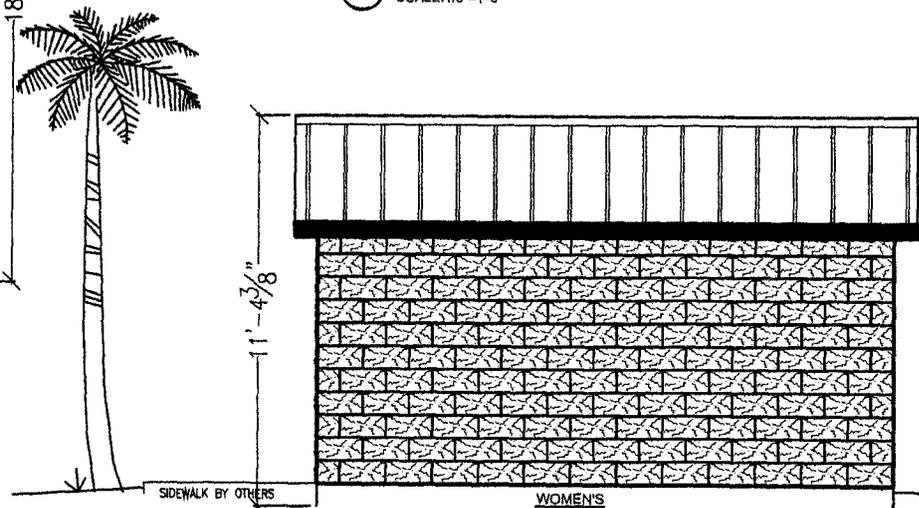
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1 **FL-180-M134 FLOOR PLAN**
SCALE: 3/16"=1'-0"



2 **FRONT ELEVATION**
SCALE: 1/8"=1'-0"



3 **SIDE ELEVATION**
SCALE: 3/16"=1'-0"

Designing And Building Restrooms...Better



PUBLIC RESTROOM COMPANY

Ph. 888-888-2080 Fax 888-888-1448

MODEL #:

RESTROOM BUILDING - PLAN 4

PROJECT:

**CONTINUING SUPPLY OF FLUSH TOILETS
LEON COUNTY, FL**

DATE: 07-07-09

DRAWN BY:

PROJECT #:

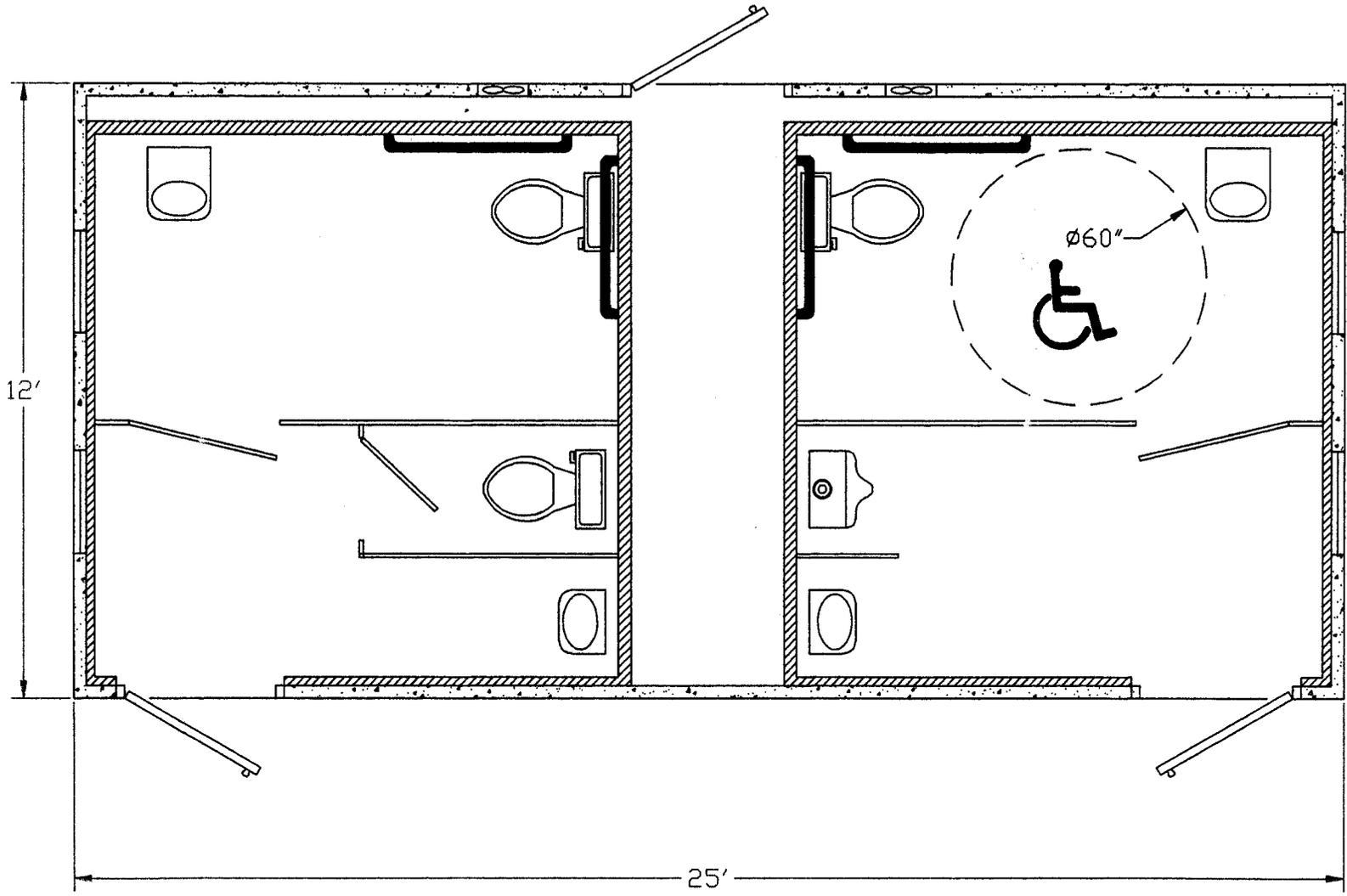
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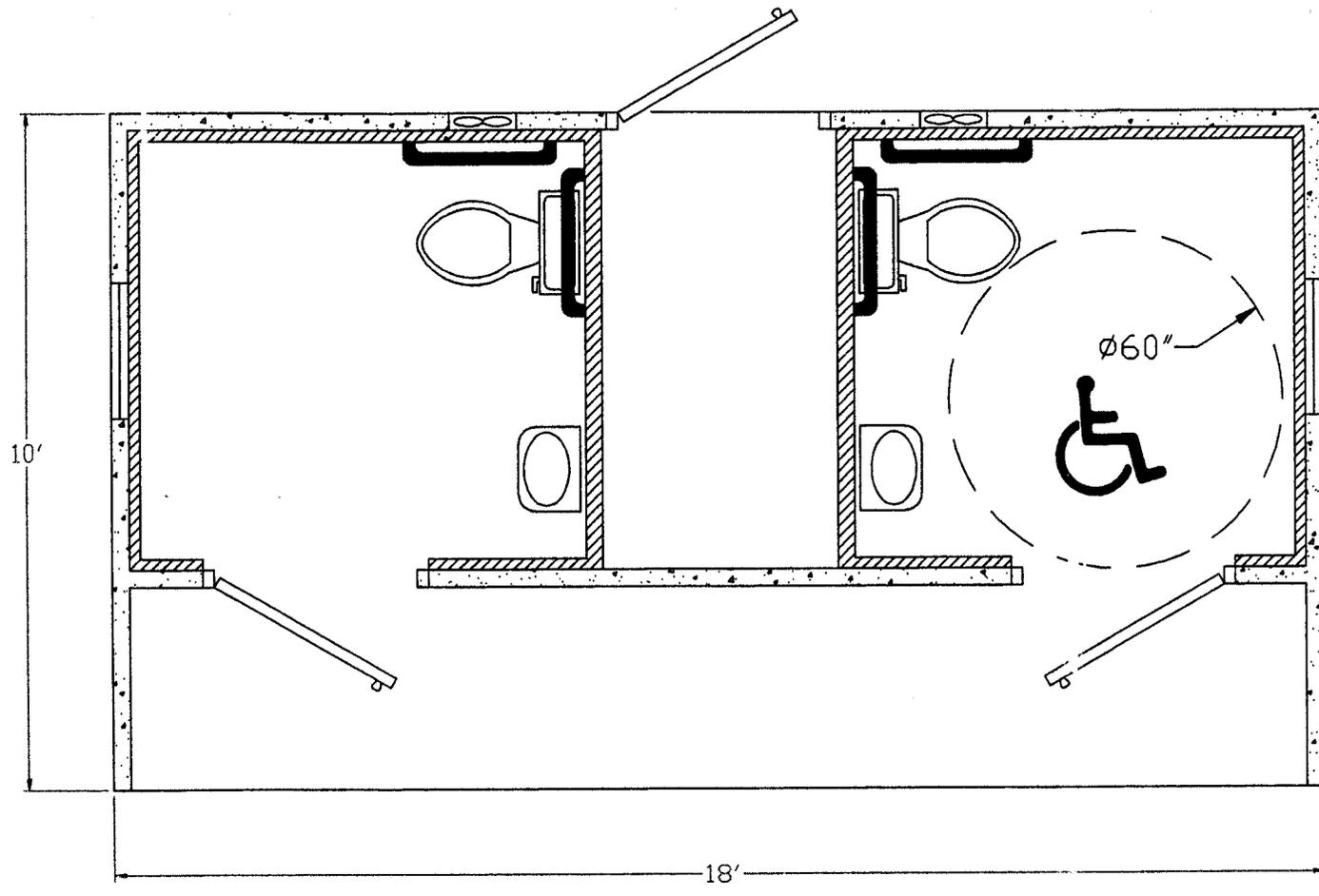
AES Precast Company, Inc.



AES PRECAST CO., INC.	
3851 17TH STREET, NORTHPORT, AL 35476 1-800-342-3274	
JOB LOCATION:	AES-1225-RRG-FL
DRAWN BY: BKL	SCALE:
DATE: 05-19-09	DWG NO: 1 of 2

Attachment "C"

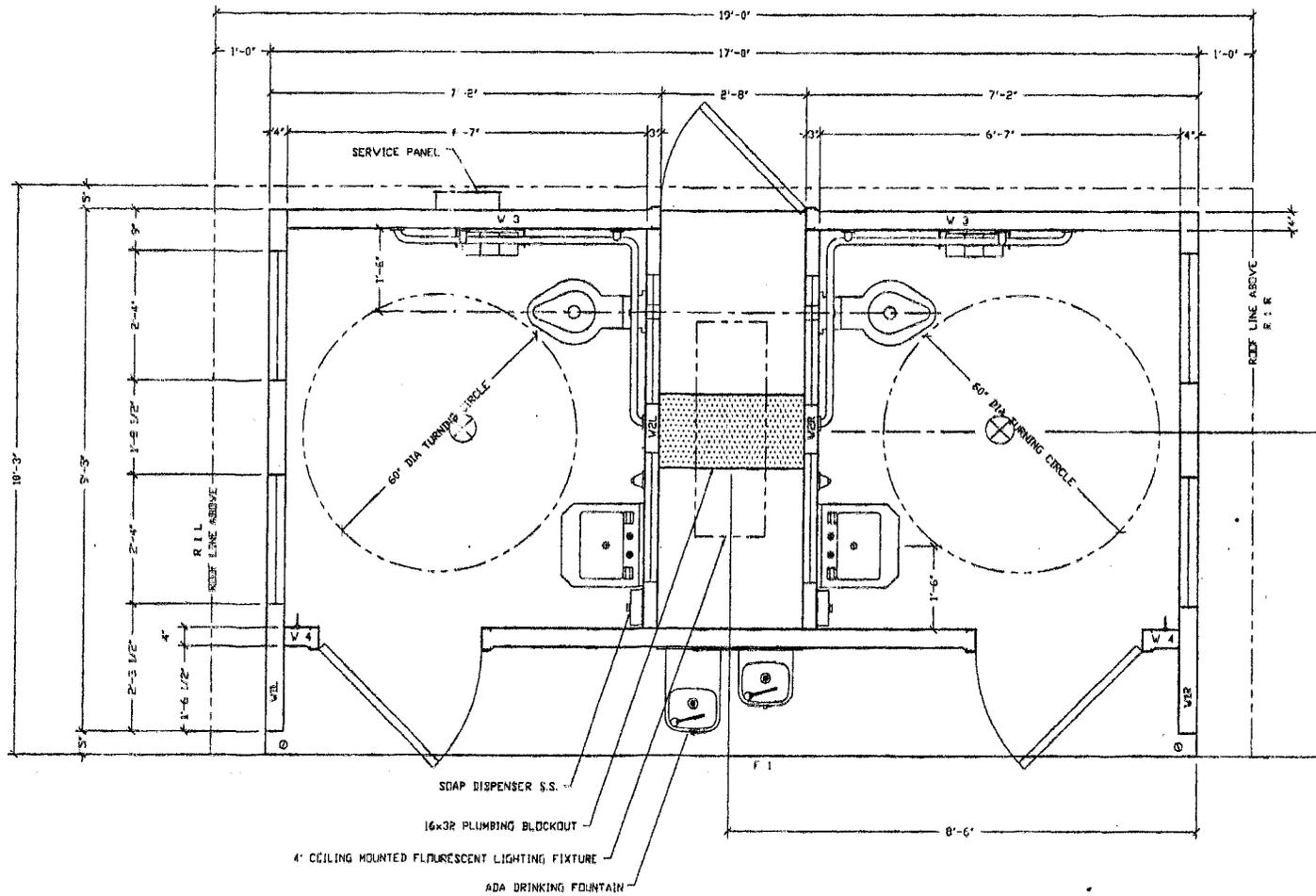
Attachment



FLOOR PLAN

AES PRECAST CO., INC.	
3851 17TH STREET, NORTHPORT, AL 35476 1-800-342-3274	
JOB LOCATION:	AES-1018-RRG
DRAWN BY: BKL	SCALE:
DATE: 05-27-09	DWG NO: 1 of 2

CXT Concrete Buildings



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JAN 15 2009

ISSUED FOR PRODUCTION

BY *[Signature]*

3509 N. Sutter Blvd., St. Paul, MN 55118

CAT

Precast Products

601 N. Highway 77, Winters, TX 76845

CORTIZ

BUILDING NUMBER CR-248

The information contained herein is preliminary and its bearing depends on the accuracy of the information furnished by the contractor. The contractor shall verify all dimensions and conditions of the site before construction. No liability shall be assumed by CAT for any errors or omissions in this information. No warranty is made by CAT for any errors or omissions in this information. No liability shall be assumed by CAT for any errors or omissions in this information.

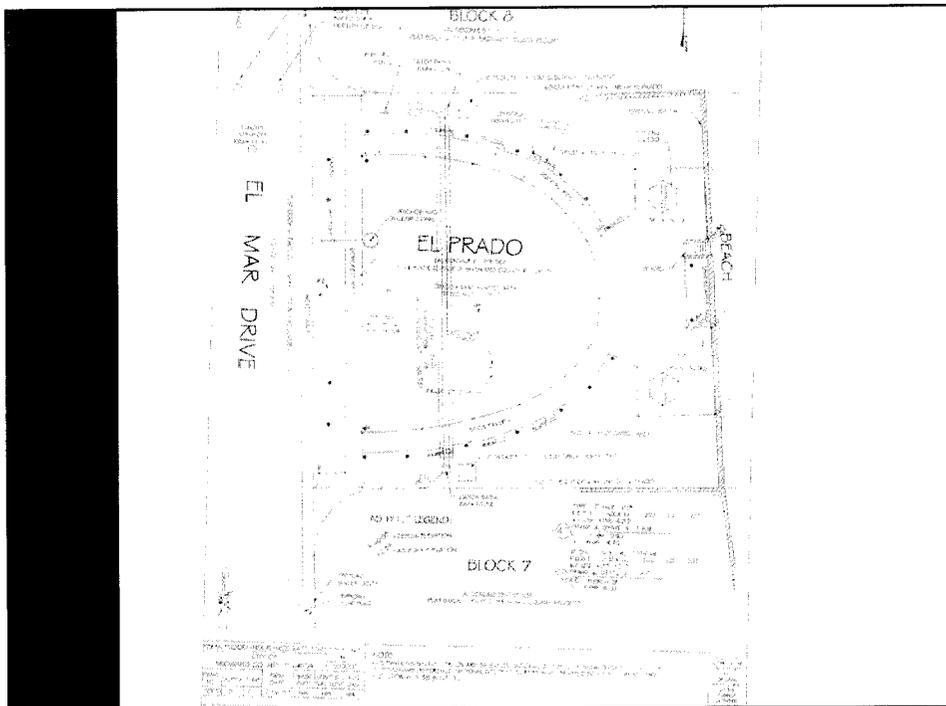
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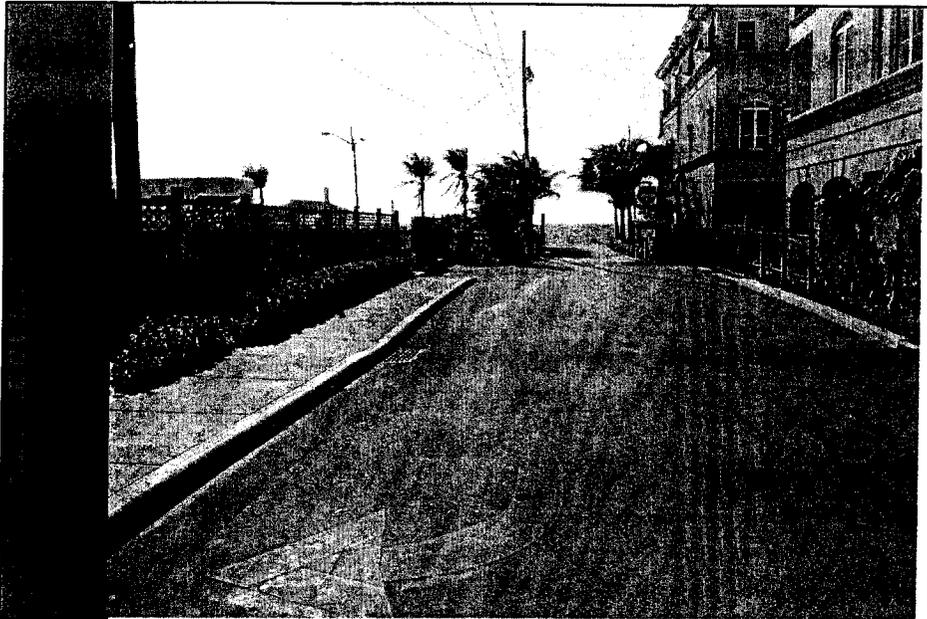
FLOOR PLAN

DATE: 01/15/09 SHEET: 4 OF 22

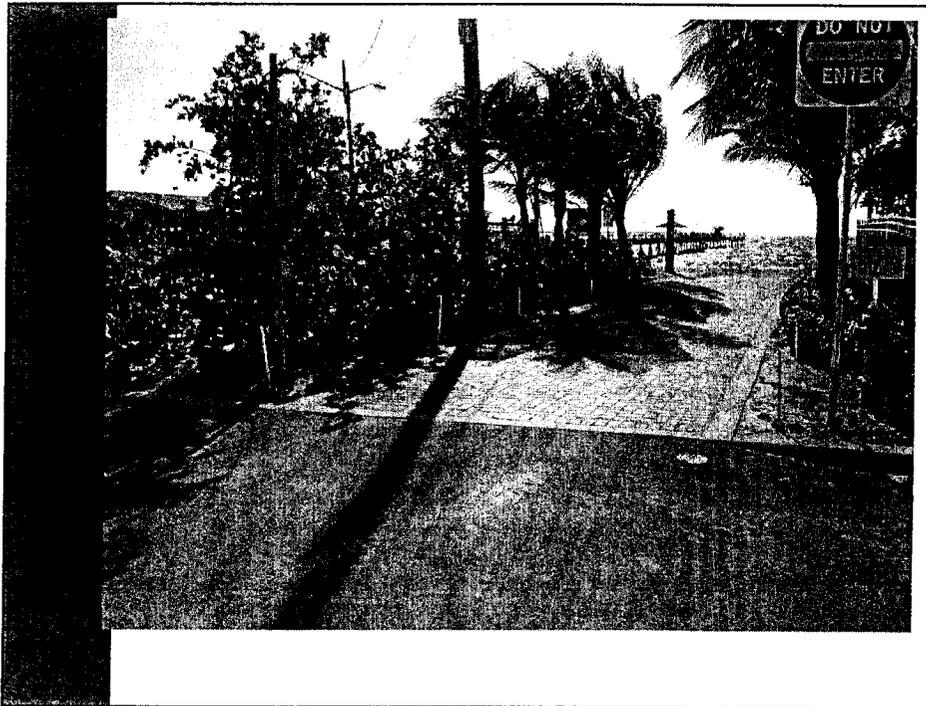
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Approved





Pier Alley – looking east from El Mar



Cost Estimates to Construct

- Ocampo & Associates
- Chen & Associates
- Walter H Keller, Inc

Cost Estimate of Pre-Fab Units

- Public Restroom Company
- AES Precast Company, Inc
- CXT Concrete Buildings

- Cost for plumbing, electrical,
and slab.

Maintenance of Facilities

- Cleaning Service
- Supplies
- Opening and Closing
- Security

Elevations

