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# WRITTEN BRIEFING MEMORANDUM

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**DATE:** January 15, 2013

**SUBJECT:** **Cost of Building Public Restrooms**

**COUNCIL PRIORITY:**

- Parks and Open Space
- Neighborhood Quality of Life
- Economic Health of City
- Sustainability

**STAFF REPORT BY:** Karen Halladay, Budget and Policy Analyst

**AFFECTED COUNCIL DISTRICTS:** ALL

**BUDGET IMPACT** General Fund (Capital Improvement Projects) Impact

**NOTICE REQUIREMENTS** **NOT APPLICABLE**

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## COUNCIL ACTION NEEDED

During the 10-year Capital Facilities Plan discussions, the Council raised concerns and questions about the amount of funding requested for building restroom facilities. In response to the issues raised by the Council, the Administration has researched and prepared information regarding public restroom design options and costs.

After reviewing the information, the Council may choose to schedule a briefing with the Administration prior to developing the fiscal year 2013-14 Annual Budget, including the Capital Improvement Program (CIP) budget to provide feedback, including its expectations and policies about acceptable restroom design and costs.

## INFORMATION

- **Transmittal** - Dated November 15, 2012, including The City's Parks and Public Lands Divisions - Costs of Building Restrooms. (See transmittal for additional details, including restroom design criteria and photos.)
  - The information collected and prepared by the Administration compares costs and features of the 1700 South River Park Restroom project with seven other restroom projects. **Note: The Administration indicates, with the Council's support, they would to use the 1770 South restroom as the standard for most of its future restroom construction and replacement projects. The final cost could vary depending on the location, public demand and site considerations. In general, this design has been used a few times now and has worked well for public use and ongoing maintenance.**

- The lowest cost for a 4-room building was pre-fabricated ROMTEC in Roseburg, Oregon at \$149,293 while the highest option for a 4-room building was Restroom Facilities in Reno, Nevada at \$351,483.
- The average cost was \$208,934 and the American Ready Kontainer (re-purposed shipping containers) cost for a 4-room facility is \$217,750.
- The City's 1700 South River Park project cost was \$158,264.
- Projects (1, 4 or 6 room(s) ADA) studied include restroom facilities located in: Oregon - 2 types/locations, Washington, Kentucky, Nevada - 2 types, and Utah - American Ready Kontainer.
- **Sewer Connection Issues** - Additional Information Provided by Administration - Public Utilities provided information about restroom sewer connection requirements, if sewer connection is available, and other options if sewer connections are not available.
- **Summary of Salt Lake City Restroom Project Costs Chart** - There are several cost components that factor into the amount of funding needed to build/replace restrooms. Additionally, each site has its own set of circumstances that need to be considered when designing and estimating building costs. The following chart is a summary of building cost components and how they are normally calculated.

Cost Component	Amount or Percentage
Masonry	Actual Materials and Labor.
Utility Services, Flatwork, and Landscaping	Typically \$40,000 to \$60,000. However, if utilities exist and are usable, these costs could be less.
Permit Fees	Usually 3% of construction costs.
Impact Fees	Usually 1% of construction costs.
Design, Consultant Fees, and Construction Administration Costs	Usually 18% to 20%.
Special Inspections and Testing Costs	Usually 1.5% of construction costs.
Construction Contingency	Usually 10% of construction costs.
Demolition (if replacing existing facility)	Actual

# SALT LAKE CITY CORPORATION

SCANNED TO: *mayer*  
SCANNED BY: *Raye*  
DATE: 11/14/2012

  
David Everitt, Chief of Staff


## CITY COUNCIL TRANSMITTAL

Date Received:  
Date sent to Council:



**TO:** Soren Simonsen, Chair  
Salt Lake City Council

**DATE:** November 15, 2012

**FROM:** Rick Graham 535-7774   
Director of Public Services

**SUBJECT:** Cost of Building Public Restrooms

**STAFF /CONSULTANT CONTACT:** Emy Maloutas 972-7804  
Parks & Public Lands Director

**DOCUMENT TYPE:** Briefing

**RECOMMENDATION:** Current City Engineered Restrooms are Cost Effective

**BUDGET IMPACT:** N/A

**BACKGROUND/DISCUSSION:** Understanding that the City Council has questions and concerns about the costs of designing and building a public restroom, Parks & Public Lands conducted research to gather more information. We looked at multiple types of restrooms from concrete restrooms to pre-fabricated restrooms, like the Portland Loo to the current City engineered design that has been built at multiple locations throughout the City.

Attached is a PowerPoint presentation that shows the cost comparisons of the restrooms that were researched. We believe that this research verifies that the City designed restroom is among the most cost effective. We also believe the City's restroom design is further elevated above the others when maintenance standardization is considered.

We look forward to the opportunity to discuss this further in a work session. We realize there are options to consider.

**Public Comment:** None to date.

Salt Lake City Corporation  
Parks and Public Lands Division  
**COSTS of BUILDING RESTROOMS**





## 2012 RESTROOM DESIGN CRITERIA REQUEST

This is for a (1) room, (4) room, (6) room ADA, all with individual rooms, (multi-use rooms are not wanted) all to have small plumbing/storage chase. (4) and (6) buildings to have equal number of men, women rooms including, (1) ADA accessible.

- Building façade: CMU split face block with anti graffiti coating outside and epoxy finish on concrete floor, and anti graffiti finish on inside walls.
- Gable truss roof with metal standing seam roof, metal fascia, drip soffit.
- Doors: metal standard paint, with anti graffiti coating.
- Stainless steel toilets and urinals with auto flush.
- Stainless steel soap dispenser and hand dryer exterior mount.
- Stainless steel hand basin mounted on exterior wall with auto faucet and enclosed piping.
- Interior lights to be motion light sensitive activation.
- Exterior lighting to have light sensitive activation.
- Metal grab bars in ADA accessible rooms.
- 5' wide 4000 psi concrete walk continuous around building.
- 10-20 gallon hot water heater.

# 1700 South River Park Restroom Project

Site Address: 1150 West 1700 South  
Project # 230512

Contractor: Chad Broderick Construction  
Construction Started: November 30, 2009  
Project Completed: June 14, 2010




(1) room      (4) room      (6) room

N/A	96,000	N/A	Salt Lake City Building Construction Cost
N/A	20,800	N/A	Salt Lake City site work/utility cost
N/A	3,504	N/A	permit fee – usually 3% of construction cost
N/A	1,168	N/A	impact fee – usually 1% of construction cost
N/A	1,752	N/A	special inspections and testing – usually 1.5% of construction cost
N/A	23,360	N/A	admin/engineering – usually 18-20% of construction cost
N/A	11,680	N/A	contingency
<b>N/A</b>	<b>158,264</b>	<b>N/A</b>	<b>TOTAL</b>

# ROMTEC, Inc.

Roseburg, Oregon

<u>(1) room</u>	<u>(4) room</u>	<u>(6) room</u>	
33,671	84,903	127,385	building vendor estimate
30,000	30,000	30,000	site work/utilities
12,600	22,900	31,400	admin/engineering
6,300	11,490	15,738	contingency
<b>82,571</b>	<b>149,293</b>	<b>204,523</b>	<b>TOTAL</b>



**Romtec pre-engineered buildings are available in a wide variety of styles and floor plans for many applications.**

With Romtec you get your projects specified, bid and built in the shortest possible time and at the most reasonable cost.

**America's Restrooms**



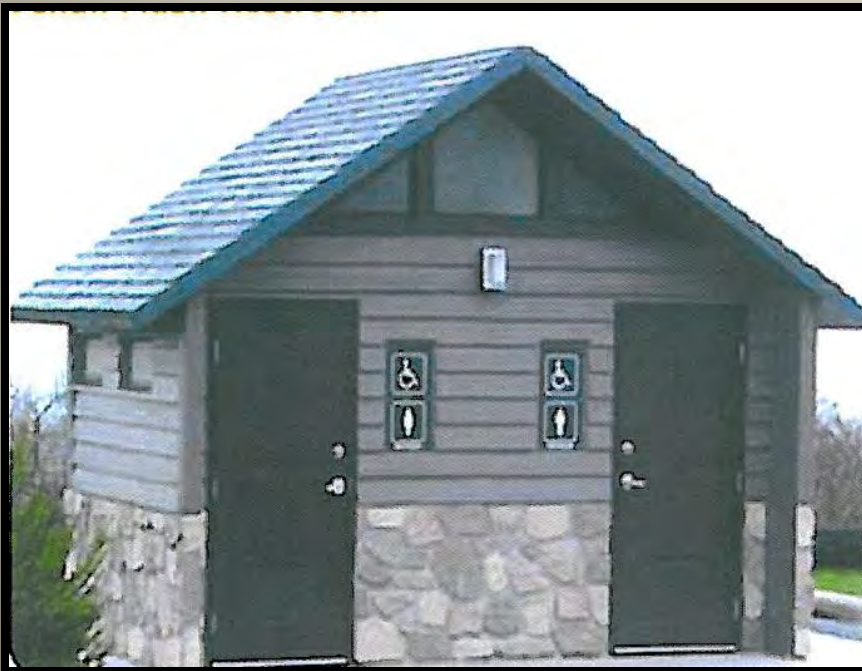
# CXT Concrete Buildings

Spokane, Washington

<u>(1) room</u>	<u>(4) room</u>	<u>(6) room</u>	
35,559	128,470	72,930	building vendor estimate
25,000	25,000	25,000	site work/utilities
12,000	30,600	19,400	admin/engineering
6,055	15,300	9,700	contingency
<b>78,614</b>	<b>199,370</b>	<b>127,030*</b>	<b>TOTAL</b>

\*Estimate was verified.

Cost for a (6) room is less than a (4) room.





# Hunter Knepshield Co.

LaGrange, Kentucky

<u>(1) room</u>	<u>(4) room</u>	<u>(6) room</u>	
49,002	109,566	140,952	building vendor estimate
30,000	30,000	30,000	site work/utilities
9,800	27,800	34,000	admin/engineering
4,900	13,900	17,095	contingency
<b>93,702</b>	<b>181,266</b>	<b>222,047</b>	<b>TOTAL</b>



# Restroom Facilities Ltd

Reno, Nevada

<u>(1) room</u>	<u>(4) room</u>	<u>(6) room</u>	
84,260	240,483	346,046	building vendor estimate
30,000	30,000	30,000	site work/utilities
22,800	54,000	77,000	admin/engineering
11,400	27,000	38,600	contingency
<b>148,460</b>	<b>351,483</b>	<b>491,646</b>	<b>TOTAL</b>



# Public Restroom Company

Reno, Nevada

<u>(1) room</u>	<u>(4) room</u>	<u>(6) room</u>	
65,281	133,311	165,387	building vendor estimate
25,000	25,000	25,000	site work/utilities
18,000	31,000	38,000	admin/engineering
9,000	15,800	19,000	contingency
<b>117,281</b>	<b>205,111</b>	<b>247,387</b>	<b>TOTAL</b>





# Portland Loo

Portland, Oregon

<u>(1) room</u>	<u>(4) room</u>	<u>(6) room</u>	
90,000	N/A	N/A	building vendor estimate
30,000	N/A	N/A	site work/utilities
24,000	N/A	N/A	admin/engineering
12,000	N/A	N/A	contingency
<b>156,000</b>	<b>N/A</b>	<b>N/A</b>	<b>TOTAL</b>

## The Portland Loo

offers high durability and a unique and balanced blend of privacy and security, all at a cost that is a fraction of current stand-alone restroom models.

- Affordable
- Design deters illicit activity (CPTED)
- Durable/vandalism resistant
- Easy to service/replace damaged components
- Site almost anywhere (with water and sewer hookup)
- Designed to be open 24/7 without an attendant
- ADA accessible
- Sustainable/Solar-powered



Solar panels are covered through rear panel



Space available on exterior rear panels for graphics or advertising



Interior view  
Exterior hand washing area



Solar panels and skylight on roof

## The Portland Loo



Office of Commissioner Randy Leonard  
and the Portland Water Bureau  
Portland, Oregon

[www.portlandonline.com/water/loo](http://www.portlandonline.com/water/loo)

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## The Portland Loo

Innovative Public Restroom Design



*A Unique Solution  
to a Universal Problem*



# American Ready Kontainer

Salt Lake City, Utah

<u>(1) room</u>	<u>(4) room</u>	<u>(6) room</u>	
N/A	137,500	N/A	building vendor estimate
N/A	30,000	N/A	site work/utilities
N/A	33,500	N/A	admin/engineering
N/A	16,750	N/A	contingency
<b>N/A</b>	<b>217,750</b>	<b>N/A</b>	<b>TOTAL</b>



# Septic Tanks - Not a Viable Option

- Connection to an available sewer line is a requirement under SLVHD Regulation 13 (<http://www.slvhealth.org/envRegs/reg13wasteWaterDisp.html>) as well as Salt Lake City Ordinance 17.36.180. The ability of the local Community to require connection to the sewer when it is available within 300 feet, is delegated in Utah State Municipal Code 10-8-38 (2)(a)(i). ([http://le.utah.gov/code/TITLE10/htm/10\\_08\\_003800.htm#](http://le.utah.gov/code/TITLE10/htm/10_08_003800.htm#))
- Enforcement of this requirement supports public health and the health of the environment. The installation of alternate sewerage facilities where there is a public system available is really directly opposed to the intentions of the Safe and Clean Water Acts as the potential for pollution and spread of disease increases. In a developed urban area sewage must be properly addressed to protect the public.
- In areas that are not served by a public sewer line or the line is greater than 300 feet away, SLVHD wastewater Regulation 13 has an option to install a septic tank and drain field assuming the property can accommodate the facility and meets all the requirements, as listed in Utah Administrative Code R317-4. Location for this type of system is critical. In our community we have a source protection overlay zoning ordinance, 21 A.34.060, that does not allow a septic drain field to be installed in a primary recharge area, or in a well head protection zone, without approval. A septic tank and drain field is not a worry free system. It requires maintenance and has the potential to be a contamination source for ground and surface water resources. Installing a septic tank and drain field is not a recommended route.
- In remote areas, such as City Creek Canyon, where no sewer is available and the installation of septic drain fields is not allowed, a sealed vault may be a viable option, however, vaults are required to be routinely pumped out so there must be access to the facility for maintenance. This means a pumper truck must be able to reach the facility year round. In a park situation the level of usage may vary so pumping frequency may also. Overflows of a sealed vault is a major liability. SLVHD does not look at vaults as viable for long term usage, except in remote locations.

Information source: Florence Reynolds, Water Quality and Treatment Administrator - Salt Lake City Public Utilities

# TOTAL COST SUMMARY 2012

## BY VENDOR

	<u>(1) room</u>	<u>(4) room</u>	<u>(6) room</u>
Salt Lake City Engineering ( 2009/2010 Project # 230512)	N/A	158,264	N/A
ROMTEC, Inc.	82,571	149,293	204,523
CXT Concrete Buildings	78,614	199,370	127,030*
Hunter Knepshield Co.	92,702	181,266	222,047
Restroom Facilities Ltd.	148,460	351,483	491,646
Public Restroom Company	117,281	205,111	247,387
The Portland Loo	156,000	N/A	N/A
American Ready Kontainer	N/A	217,750	N/A

\*Estimate was verified – cost for a (6) room is less than a (4) room.

# VENDORS INCLUDED IN COST REVIEW

Design criteria and picture of 1700 South River Park project was reviewed for estimates

## **ROMTEC, Inc.**

Contact: Ryan Smith/Sales Manager  
18240 N Bank Road  
Roseburg, Oregon 97470  
541-496-3541

## **Hunter Knepshield Co.**

Contact: Tom Knepshield jr./Owner  
P.O. Box 499  
LaGrange, KY 40031  
800-626-6530

## **Public Restroom Company**

Contact: Kelly Ellis/ Project Manager  
9390 Gateway Dr  
Reno, Nevada 89521  
888-888-2060

## **American Ready Kontainer**

Contact: Jeff White  
801-554-5798

## **CXT Concrete Building**

Contact: Kurt Mee/Sales Manager  
3808 North Sullivan Road, Building 7  
Spokane, Washington 99216  
800-696-5766

## **Restroom Facilities Ltd**

Contact: Johanna  
400 Western Road  
Reno, Nevada 89506  
800-447-6570 Ex#100

## **The Portland Loo**

Contact: Anne Hill/City of Portland  
1120 SW 5<sup>th</sup> Ave, Room 600  
Portland, Oregon 97204-1926  
503-823-4807

## **Salt Lake City Engineering**

801-535-7961



# Latest Trends in Restroom Structures

- Individual stall designs which provide space more fully private and discourages illicit activities.
- ADA/Family stalls for “opposite sex caregivers.”
- External sinks maximizes public spaces while keeping the private spaces fully private.
- Electronic surveillance that discourages vandalism and violence.
- Automatic magnetic door locks.
- Antimicrobial finishes containing colloidal silver ions on toilet seats; door handles and grab bars to prevent the spread of germs.
- Low-flow and no-flush fixtures
- Solar Panels

Is there interest in applying any of these latest trends to our restrooms in the future?

# Questions