



MEMO TO: Mayor Vandernail and the Board of Trustees
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: January 27, 2022
SUBJECT: Staff Briefing on Cozens Ranch Restrooms

MATTER BEFORE BOARD:

Cozens Ranch restrooms.

ACTION REQUESTED:

Direction regarding restroom preferences to move forward with DOLA grant.

BACKGROUND:

In 2019, the Town received a Department of Local Affairs (DOLA) grant in the amount of \$299,900 to construct a year-round plumbed, state of the art, prefabricated, public restroom facility to be centrally located within Cozens Ranch Open Space (CROS) adjacent to the existing Lions Ponds. Due to COVID and the East Troublesome fire, staff has not been successful in moving this project along; however, DOLA has extended the funding until December 31, 2022. The PowerPoint that was presented to DOLA is included in this packet. We have received two estimates from different restroom companies, and staff will be sending out an RFP for bids to extend the infrastructure within the next couple of weeks. Staff is requesting Town Board input for selection of the preferred model of restroom design to use.

ALTERNATIVES:

Green Flush Restrooms has provided a quote in the amount of \$223,709.00 See quote detailing restroom specifications. <https://greenflushrestrooms.com/> Link to website.



The Keystone model 345 SF restroom is wood-frame constructed and comes with heaters, code-compliant insulation, water heater, interior and exterior lights, metal roof, stained concrete floor with interior floor drain, porcelain fixtures (toilets, urinals and sinks), sensor operated “touchless” flushometers and faucets, hand dryers, mirrors, glass block windows, hollow metal doors, and automatic door locks. The family room will have an occupancy indicator and a baby changing table. Interior cabin walls are finished with tile below 4’ high and FRP (fiberglass reinforced plastic) above 4’ high to the gables. Exterior walls are finished with steel “vertical board and battens” siding and fiber/cement plank siding that looks like stained wood. Three awnings with necessary nuts and bolts will be shipped loose with the restroom and installed by others on-site using predrilled holes above the cabin doors.

Public Restroom Company has also provided a quote in the amount of \$225,000. See quote detailing restroom specifications. <https://publicrestroomcompany.com/> Link to website.



This model is 228 SF. The standard finishes are a painted split face block with standing seam metal roofing. The standard interior is an epoxy floor with block walls that have been coated with block filler and a high-grade paint, so that it is ready for hose down maintenance. All of our plumbing fixtures are 14-gauge stainless steel and have a full LED lighting package interior and exterior. Hand dryers are Dyson Airblade V and have a thru-wall soap dispenser so that maintenance can easily refill from inside the chase, and there is no risk of vandalism. Adding board and batten with a stone wainscot to the PS-033 model will typically bring the unit to approximately \$225,000 for a delivered and installed price.

STAFF RECOMMENDATION: Staff is recommending going with the mountain modern look of the Green Flush Restroom Company.

Please contact me with questions/concerns. ctrotter@town.fraser.co.us