Ivins City Staff Report
City Council Meeting 08/03/17

Agenda Item: Approval of purchase of a pre-cast concrete restroom for Desert Rose Park.

Submitted by: Benny Sorensen

Recommended City Council Action: Approve expenditure of $45,984.36 for the purchase of a pre-cast concrete restroom for Desert Rose Park.

BACKGROUND: We have been looking for a small restroom to put in Desert Rose Park. We like the size of restrooms that St. George City has in some of their small parks. With construction booming, it is hard to find someone who can build it soon and at a reasonable price. We looked at the cost associated with the restrooms, and the ability to get a contractor to be able to get it built soon and we are looking at a cost of approximately $90,000 to build what we needed. We decided to look at pre-cast buildings and found that we could get a similar size, nice restroom for less money in a timely manner.

FINDINGS AND ANALYSIS:

- St. George's recent restrooms of similar size have been running about $90,000 to build.
- We will have additional costs with the precast option, such as a gravel pad to set the building on and utilities brought to the building, but this should not exceed $5,000.
- Mountain West Precast Concrete is located in Brigham City, Utah and was the low bid.

SUPPORT MATERIALS:

- Pictures showing the style and look of the building.
- Drawings of the building.
- Price quotes from two dealers, CXT and Mountain West Precast Concrete on similar size and features restrooms. There was one other company that builds these types of restrooms, but their price was over $100,000 for a similar building.

FINANCIAL IMPACT:
This expenditure was budgeted in FYE 2017-18 budget – line item number 49-4069.9 Capital Projects – Park and Trail Improvements.

Respectfully Submitted: Benny Sorensen

Benny Sorensen

Content Review:

Dale Coulam, City Manager

MOUNTAIN WEST
PRECAST CONCRETE

Quote Date *July 13, 2017*

8(a) - Woman Owned

						Bid #	**071217**
Attention:	*Estimating Department*			*Project #*			
Company:	City of Ivins Parks and Recreation			*Project PIN*			
Phone:	435-634-0689	*Fax:*		Cell:		*Estimator:*	*Matt Wilson*
Bid Date:		*Email*	*Bsorensen@ivins.com*			*FOB Point:*	*Job Site*

Bid Item	*Qty*	*Unit*	*Easi Set Structure*	*Unit Price*	*Total Price*
1	1.00	*ea.*	***Easi Set Sierra Wet Double Restroom*** *Item includes: (Finish Choice of 901C split block and metal look roof)* *(includes skylights, electrical package, and porcelian lavatories)*	$39,151.00	$39,151.00
	2.00	*ea.*	*Porcelain Toilets*	$450.00	$900.00
				Sum	$40,051.00
			TAX (materials only)	6.50%	$1,202.36
	1.00	*Ea.*	*Site Utility Connection*	$2,200.00	$2,200.00
	1.00	*Ea.*	*Delivery : Includes delivery truck, mobilization and crane service for erection*	$2,531.00	$2,531.00
				Total	*$45,984.36*

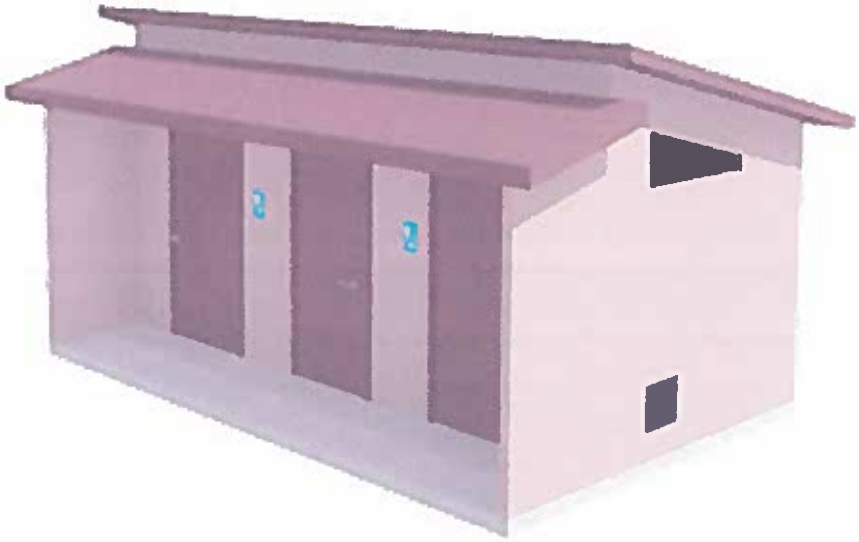
General Note:

1. *Prices quoted are firm for 30 days and bid must be accepted within 30 days to be considered valid.*
2. *Prices includes taxes unless otherwise noted.*
3. *Bid is based on the cost of fuel, steel and cement on the bid day.*
4. *Any increase in fuel, steel or cement will be passed through to the owner.*
6. *Trucks or cranes delayed on jobsite more than 30 mins by customer will incur a $375/hr fee in thirty minute increments.*
7. *Small Structures are figured as per specified plan drawing given in the bid documents.*
8. *Mountain West Precast makes no guarantee as to accuracy or completeness of any take-off error or extension errors.*
9. *Production will only start after Return of signed approvals of shop drawings and arrival of raw materials.*
10. *Unless specifially noted, customer to provide a flat, level surface for the building to be installed per installation specification*
11. *Price excludes a bond. If bonding is required please add 2.5% to the total price.*

Estimate Approved By _____ *Date* ____/____/_____

PO# _____

Mountain West Construction Group A dba of Mountain West Precast
1047 W 600 N S te B-1 Brigham City, UT 84302
Utah's 2014 SBA Woman Owned Business of the Year!

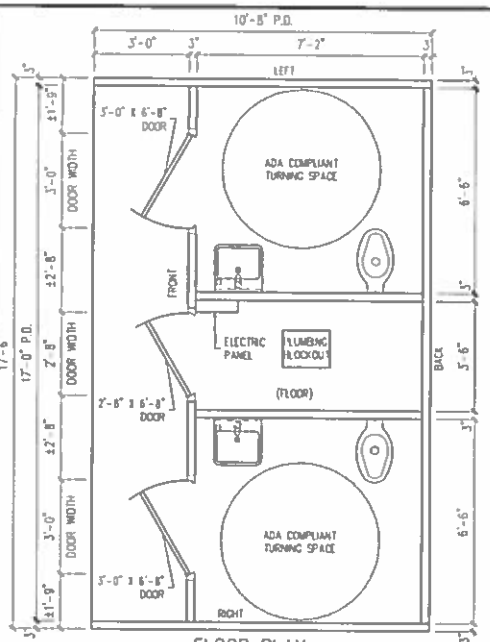


Outback Series – Sierra Wet

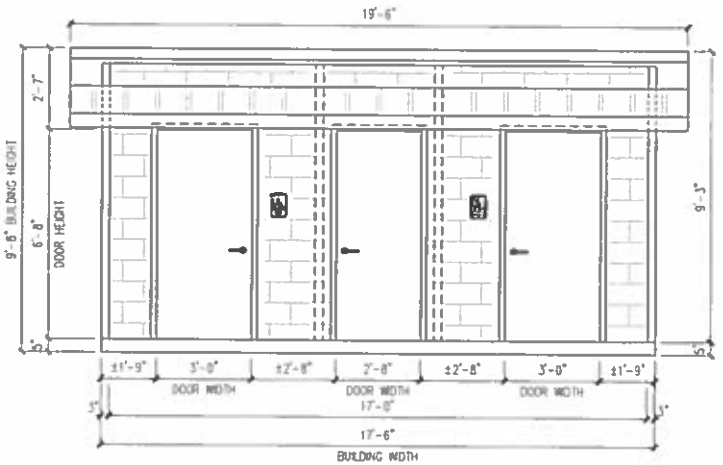


Mountain West Pre-Cast

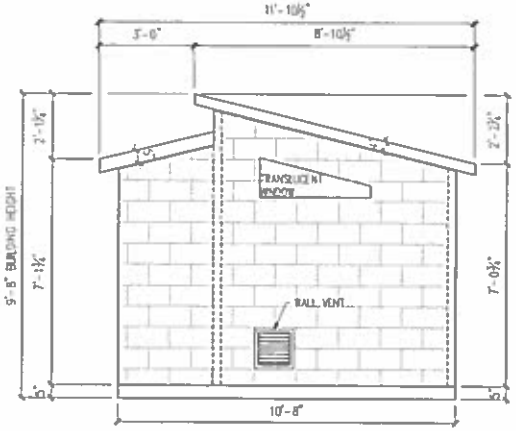




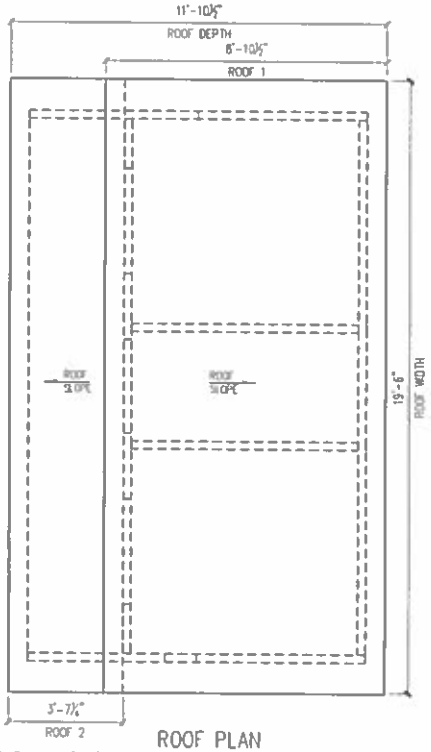
FLOOR PLAN



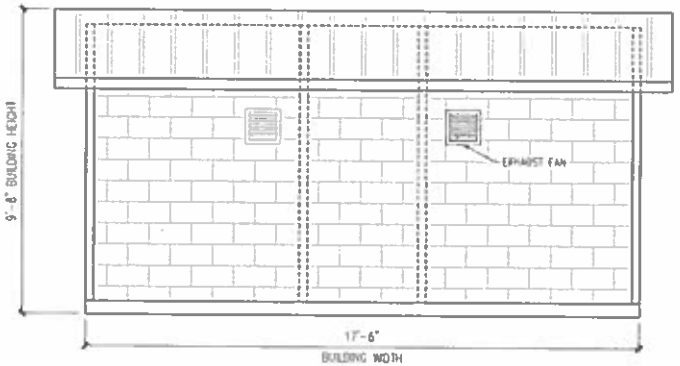
FRONT ELEVATION



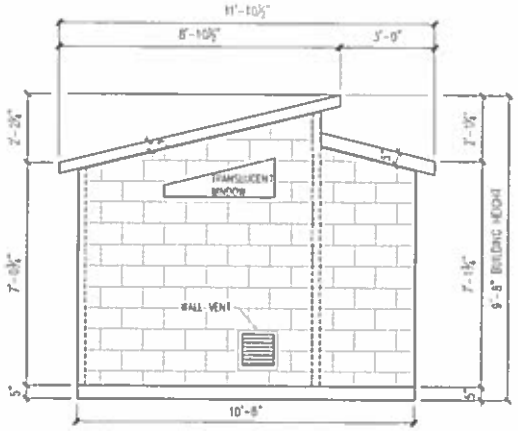
RIGHT ELEVATION



ROOF PLAN



REAR ELEVATION



LEFT ELEVATION

NOTE: FINISH OPTIONAL, VARIOUS FINISHES ARE AVAILABLE

- ☐ EASI-BRICK
- ☐ BARNBOARD
- ☐ BROOM
- ☐ OTHER: _____

GENERAL NOTES:
1. ALL REQUIRED OPENINGS FOR ELECTRIC, MECHANICAL, LOUVERS, ETC. MUST BE SIZED AND LOCATED BY BUYER ON THIS DRAWING (OPENING SIZES AND LOCATIONS MAY HAVE TO BE ALTERED IF THEY INTERFERE WITH CONNECTIONS OR REINFORCING
2. ALL VIEWS ARE FROM EXTERIOR
3. A SIGNED COPY MUST BE RETURNED BEFORE BUILDING CAN BE RELEASED FOR PRODUCTION

MESSAGE CENTER

BUILDING FINISH: -
BUILDING STAIN: -
DOOR COLOR: -
BUILDING WEIGHT: -

CUSTOMER APPROVAL

APPROVED BY: DATE:

EASI-SET® WORLDWIDE
5119 Catlett Rd • Midland, VA 22728 • info@EasiSet.com
www.EasiSet.com • 800-547-4045 • Fax 540-439-2541

DATE	DESCRIPTION	INIT	REV
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PROJECT: 10'-8" x 17'-6"x 9'-8" EASI-SET SIERRA FLUSH RESTROOM BUILDING
CONTRACTOR: CONTRACTOR

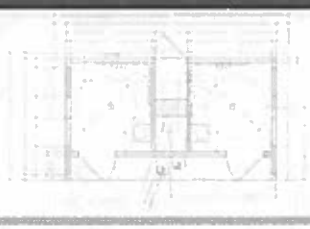
BUILDING LAYOUT

JOB #
DRAWN BY: MJB
CHECKED BY: KSS
ISSUE DATE: 07.08.14
SHEET: LAYOUT

BUILDING LAYOUT

CORTEZ





Cortez with chase restroom building. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded and set up at site.

Cortez				Base Price	39,490.00
Optional Sections:					
Restroom $39,490 Qty: = $0.00			Shower* $48,290 Qty: = $0.00		
Family Assist Shower/Restroom Combo* $46,530 Qty: = $0.00			Storage $36,850 Qty: = $0.00		
Concession $45,650 Qty: = $0.00					
*Includes hot water tank.				Total Optional Sections	0.00
Added Cost Options:			Price Per Unit		
Final Connection to Utilities			$ 2,255.00	☑	2,255.00
Optional Wall Texture -choose one	☑ Split Face Block ($2,255)	☐ Struck Trowel ($2,255)	☐ Stone ($3,000)		2,255.00
Optional Roof Texture -choose one	☑ Delta Rib		$ 925.00		925.00
Two-Tone Color Scheme			$ 250.00	☐	
Stainless Steel Plumbing Fixtures (1 water closet & 1 sink)	Qty:		$ 1,055.00		0.00
Electric Hand Dryer (each)	Qty:		$ 625.00		0.00
Electronic Flush Valves (1 water closet & 1 sink)	Qty:		$ 1,245.00		0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt			$ 3,410.00	☐	
4-gallon Electric Water Heater			$ 330.00	☐	
Skylight in Restroom (each)	Qty: 2		$ 425.00		850.00
Marine Grade Skylight in Restroom (each)	Qty:		$ 1,400.00		0.00
Marine Package for Extra Corrosion Resistance			$ 3,250.00	☐	
Fiberglass Entry and Chase Doors and Frames			$ 3,450.00	☐	
Tile Floor in Restroom			$ 2,500.00	☐	
VandiShield XT			$ 2,850.00	☐	
Smart Building Monitoring System (SBMS)	Qty:		$ 7,500.00		0.00
Timed Electric Lock System (does not include chase door)	Qty:		$ 3,630.00		0.00
Exterior Frostproof Hose Bib with Box			$ 385.00	☐	
Paper Towel Dispenser	Qty:		$ 170.00		0.00
Toilet Seat Cover Dispenser	Qty:		$ 75.00		0.00
Sanitary Napkin Disposal	Qty:		$ 48.00		0.00
Baby Changing Station (each)	Qty:		$ 425.00		0.00
CXT Wastebasket	Qty:		$ 120.00		0.00
Paint Touch up Kit - Single Color			$ 55.00	☐	
Paint Touch up Kit - Two Tone Color			$ 60.00	☐	
Total Cost of Selected Accessories from Accessories Price List:				$	6,285.00
Estimated One-Way Transportation Costs to Site (quote):				$	6,000.00
Custom Options: stamped plans, UT inspections, move chase door to front,				$	2,800.00
Estimated monthly payment on 5 year lease **$1,096.96**			Total Cost per Unit Placed at Job Site: *(excludes all taxes)*	$	54,575.00

Disclaimer: Please call to confirm selected sections are compatible.

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date

NJPA AWARDED CONTRACT

I accept this quote. Please process this order.

NJPA Member Number

Company Name

Customer

Date

ORDERING INFORMATION

CXT®

Concrete Buildings

NJPA AWARDED CONTRACT
Contract #022113-CXT

CXT Precast Concrete Products manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Precast Products, Inc., 3808 N. Sullivan Road, Building 7, Spokane, WA 99216

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES): CXT Precast Products, Inc., 3808 N. Sullivan Road, Building 7, Spokane, WA 99216

4. WARRANTY PROVISIONS: CXT provides a warranty against structural defects in material or workmanship for a period of twenty (20) years on all concrete components (does not include non-structural cracking). The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; Providing clear and level site, free of overhead and/or underground obstructions; and Providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by- project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at http://www.cxtinc.com.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-½% of contract price per month or any part of any month will be charged.

**Customer is responsible for all local permits and fees.

6. DELIVERY CHARGE: All prices F.O.B. Origin prepaid and added to invoice. CXT operates two (2) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: Payment to CXT by the purchaser shall be made net 30 days after submission of the invoice to the purchaser on approved credit. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes 5 day grace period) for the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs expenses and attorneys' fees and costs of any appeal.

8. DELIVERY INFORMATION:

All prices F.O.B. Origin prepaid and added to invoice. CXT operates two (2) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the following chart to determine the origin:

- F.O.B. 3808 N. Sullivan Road, Building 7, Spokane, WA 99216 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.
- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.
- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.
- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

OPTIONS

Exterior Color Options:
(For single color mark an X or for two tone combinations use W = Walls / R = Roof.)

____ Amber Rose	____ Liberty Tan	____ Berry Mauve	____ Sage Green
____ Toasted Almond	____ Oatmeal Buff	____ Buckskin	____ Rosewood
____ Sun Bronze	____ Golden Beige	____ Mocha Carmel	____ Malibu Taupe
____ Sand Beige	____ Natural Honey	____ Salsa Red	____ Java Brown
____ Pueblo Gold	____ Cappuccino Cream	____ Coca Milk	____ Raven Black
____ Granite Rock	____ Georgia Brick	____ Western Wheat	____ Nuss Brown
____ Rich Earth	____ Charcoal Grey	____ Hunter Green	____ Evergreen

Special roof color # _____

Special wall color # _____

Special trim color # _____

(Sage green, hunter and evergreen colors are not available in colored through concrete.)

Rock Color Options:

☐ Basalt ☐ Mountain Blend ☐ Natural Grey ☐ Romana

Roof Texture Options:

☐ Cedar Shake ☐ Ribbed Metal

Wall Texture Options:

☐ Barnwood	☐ Horizontal Lap	☐ Napa Valley Rock
☐ Split Face Block	☐ Board & Batt	☐ River Rock
☐ Stucco/Skip Trowel	☐ Brick	☐ Field Stone

(Textures not included in CXT's quote are additional cost.)

Door Opener Options:

☐ Non-locking ADA Handle ☐ Pull Handle/Push Plate
☐ Privacy ADA Latch ☐ Pull Handle/Push Plate w/Slide Lock

Deadbolt Options:

☐ CXT Supplied ☐ Customer Supplied: _____
Type & Part Number

Accessible Signage Options:

☐ Men ☐ Women ☐ Unisex

Paper Holder Options:

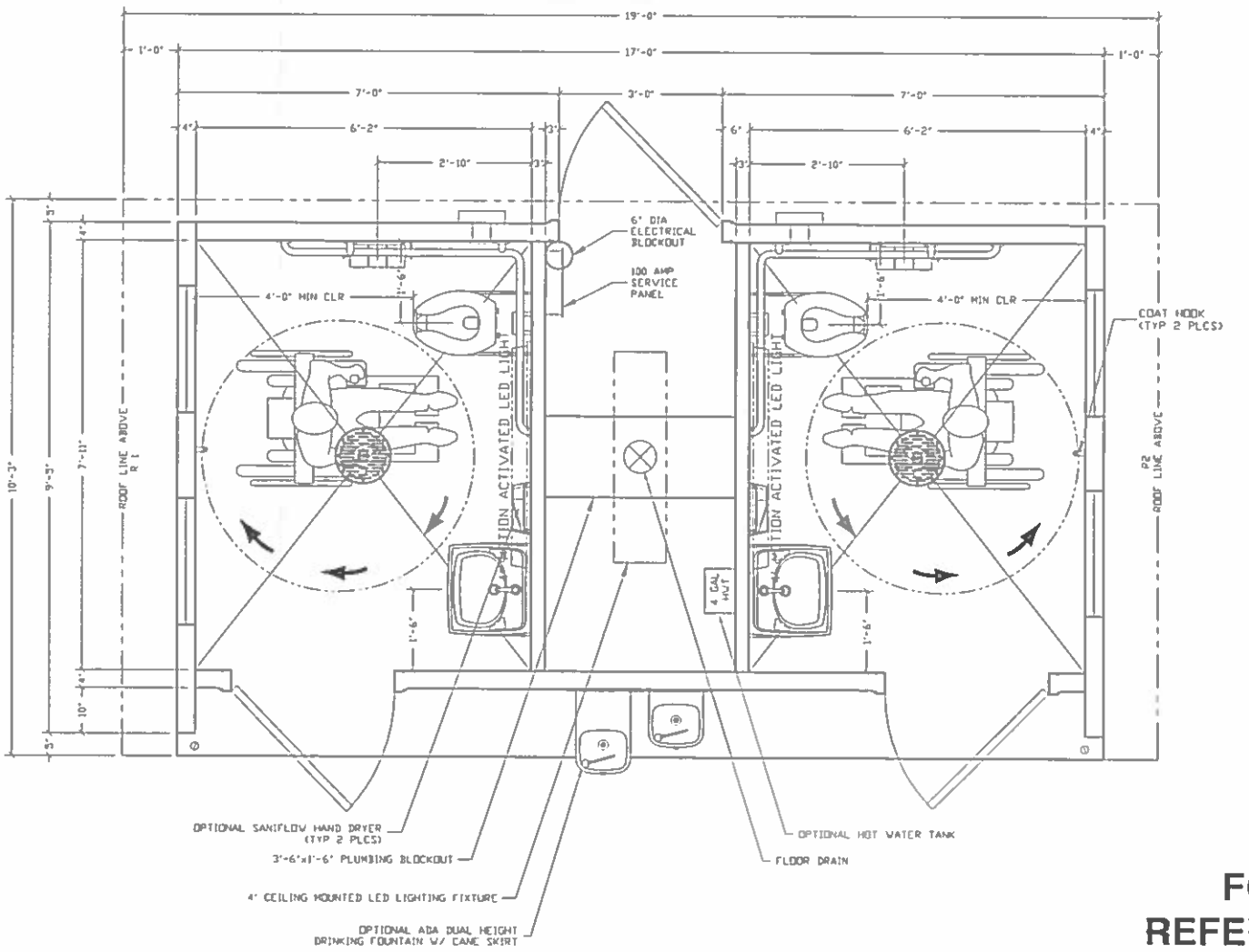
☐ 2-Roll Stainless Steel ☐ 3-Roll Stainless Steel



CTX - Cortez

CTX Denali





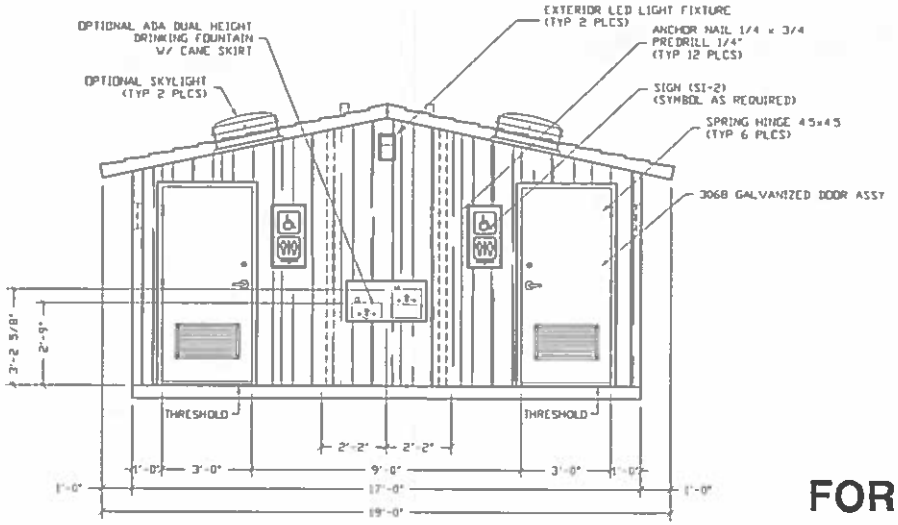
FOR REFERENCE ONLY

CXT Precast Products

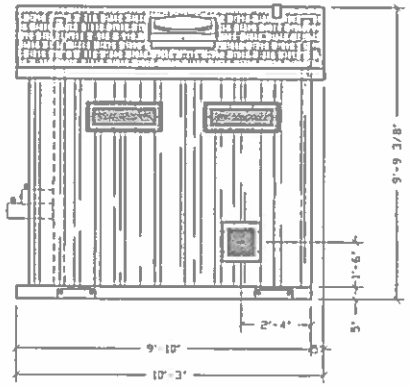
CORTEZ
CXT STANDARD BUILDING

FLOOR PLAN

CR-03

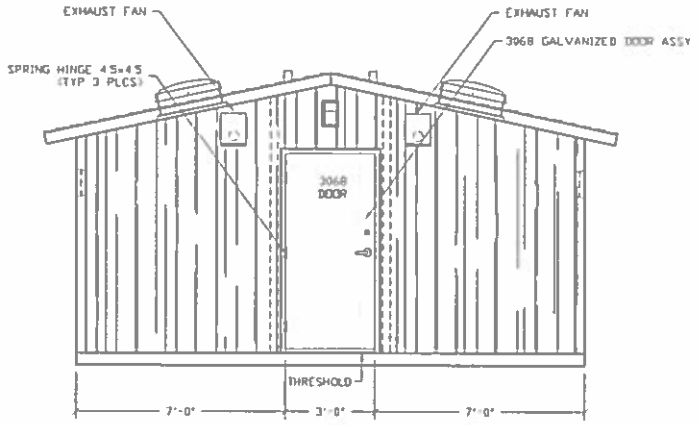


FRONT ELEVATION

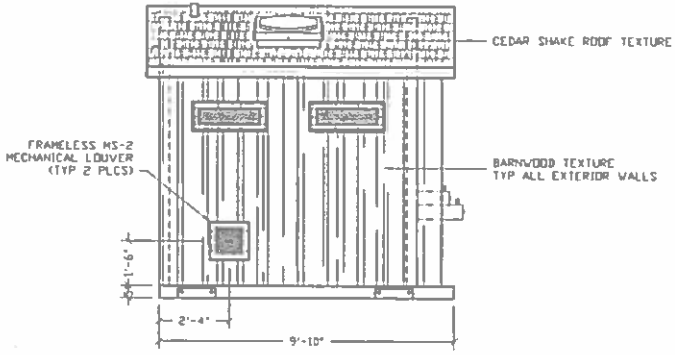


RIGHT SIDE ELEVATION

FOR REFERENCE ONLY



REAR ELEVATION



LEFT SIDE ELEVATION

EMBEDDED MATERIALS	
ITEM	QTY
3068 DOOR ASSEMBLY	3
SPRING HINGE 4.5x4.5	9
SI-2	2
ANCHOR NAIL 1/4x3/4	12

DA FT. CONC. | SQ. FT. WALL

APPROXIMATE WEIGHT

3660 N. Sullivan Hwy. #7 Spokane, WA 99216

CXT Precast Products

801 N. Highway 77 Hillsboro, TX 76645

CORTEZ

CXT STANDARD BUILDING

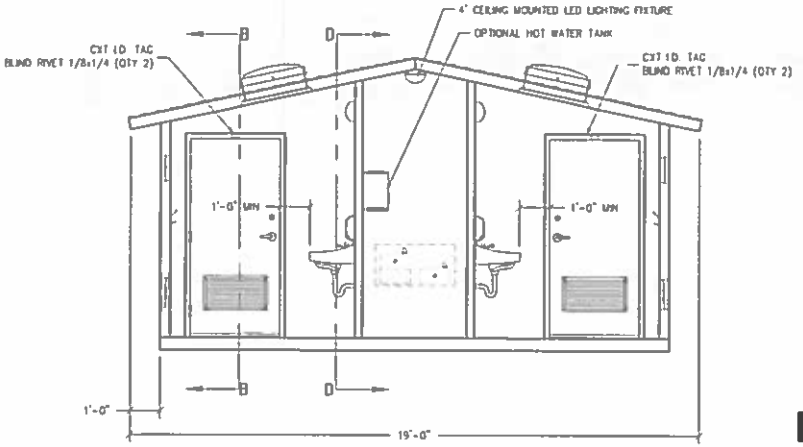
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CXT Incorporated

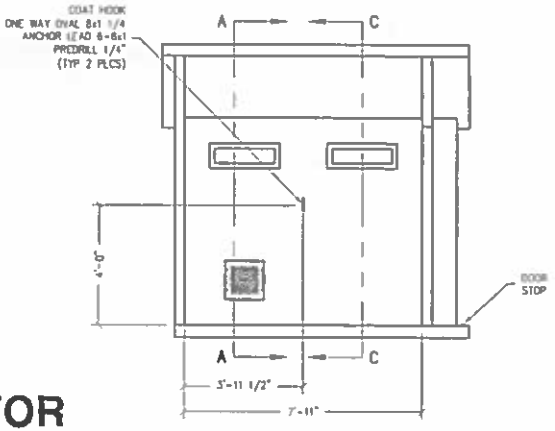
SCALE	1/4"=1'-0"	DATE	04-30-15
DESIGNED		PLOT	

BUILDING ELEVATIONS

DWG NO. CR-04 | SHEET | REV

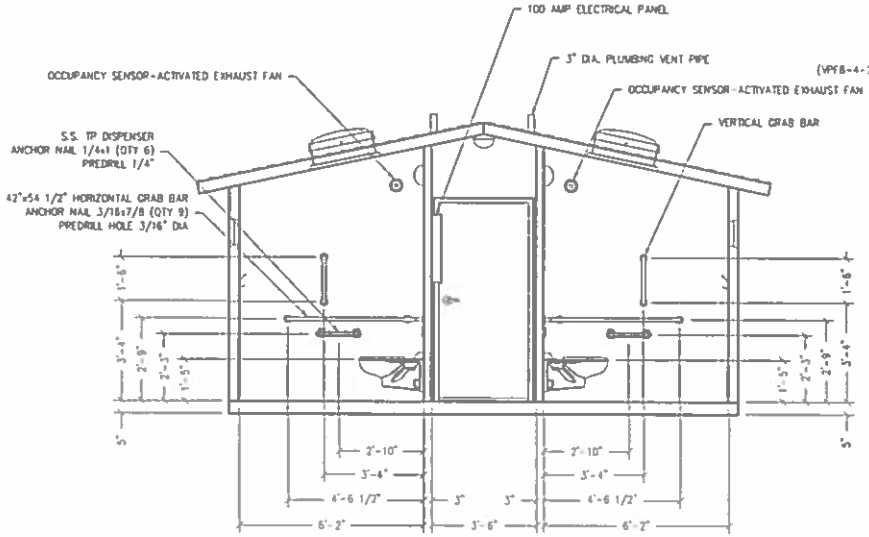


SECTION A – A

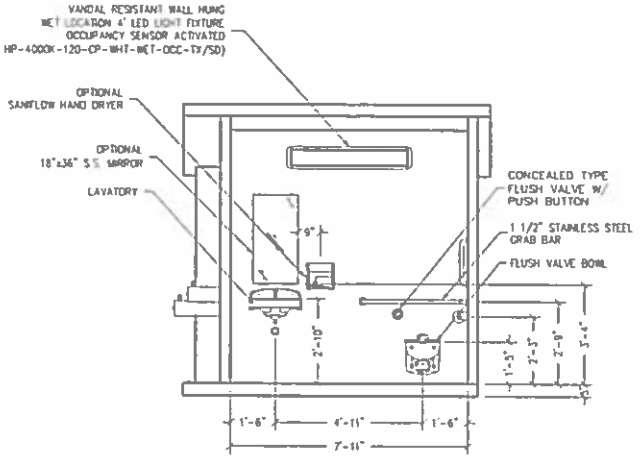


SECTION B – B

FOR REFERENCE ONLY



SECTION C – C



SECTION D – D

EMBEDDED MATERIALS	
ITEM	QTY
BLIND RIVET 1/8x1/4	4
GRAB BAR	2
TP DISPENSER	2
TOILET PAPER ROLL	6
COAT HOOK	2
DOOR STOP	2
ONE WAY OVAL 8x1 1/4	4
ANCHOR LEAD 6-8x1	4
CXT I.D. TAG	2
ANCHOR NAIL 1/4x1	12
ANCHOR NAIL 1/4x3/4	8
ANCHOR NAIL 3/16x7/8	30

SQ. FT. CONC.	SQ. FT. W.F.

APPROXIMATE WEIGHT

3800 N. Sullivan Bldg #7 Spokane, WA 99216

CXT
Precast Products

801 N. Highway 77 Hillsboro, TX 76645

Project Title
CORTEZ
CXT STANDARD BUILDING

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CXT Incorporated

NO.	DESCRIPTION	DATE	BY
1	ISSUED	1/24-17	BJL
2			
3			
4			

INTERIOR ELEVATIONS

DWG NO. CR-05 SHEET REV