



Park Restrooms

Continued Discussion from August

Presented to Bond Oversight Committee
September 25, 2025



Public Restroom Solutions for Parks

“Standard” Restroom

(e.g., pre-engineered models sold by Romtec)



Chemical Toilet

(Both vendor-owned and City-owned units in use)



Modular Single-User Restroom

(e.g., prefabricated model sold as the Portland Loo)



Self-Cleaning Restroom

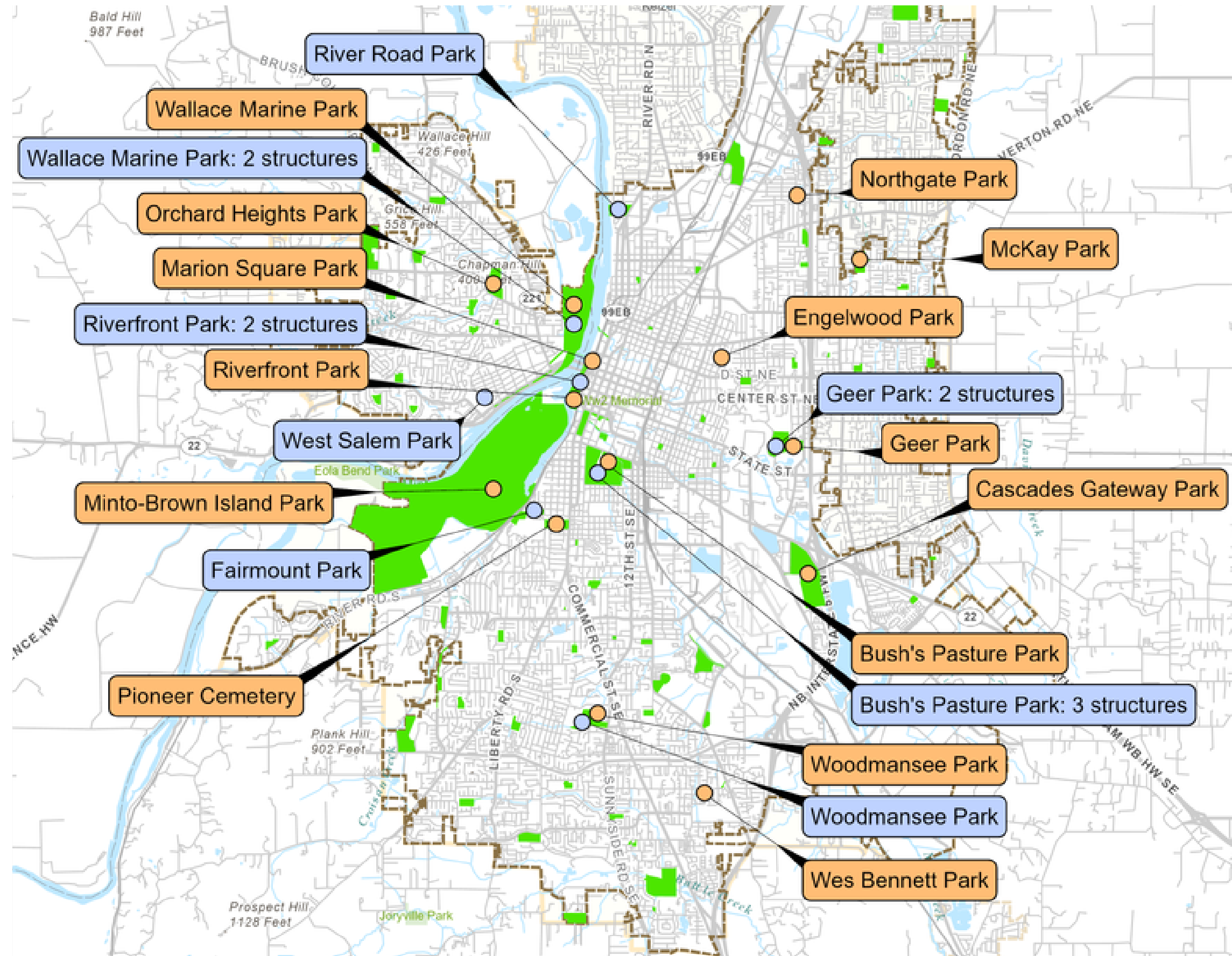
(e.g., models sold by ExeLoo or Urben Blu)



Map of Salem Park Restrooms

Parks with Standard Restroom Structure(s)

Parks with Chemical Toilet(s)



Restrooms by the Numbers: A Park System Snapshot



Asset Inventory

Type	Count
Vendor-Owned Chemical Toilets	11
City-Owned Chemical Toilets	11
Standard Restrooms	13 structures / 30 stalls

Annual Operating Costs & Service Levels

Type	Avg Cost per Year	FY Total	Service Frequency	Notes
Chemical Toilets	~\$4,680 per unit	\$103,045	Avg 3x per week	Replacements due to vandalism incur additional costs
Standard Restrooms	~\$6,340 per stall	\$190,189	Daily	Operating costs include ~\$25,500/year for system-wide repairs

Standard Restroom



Two-Stall Cost Estimate (Romtec Model 2022)

Description	Cost	Notes
Base Price	\$225,000	Complete building cost with foundation; no self-cleaning function
Optional Features	\$40,000	Options include exterior finishes, roof styles, ventilation, interior layouts, and wide-ranging amenities to improve functionality and user experience. Cost varies by project.
Archaeology	\$16,250	
Utilities (Water, Sewer, Power)	\$45,000	Cost varies on location and proximity to existing services
Project Management/Permits	\$35,000	Includes \$10,000 for local site plan review

Total Estimate: \$361,250

Pros:

- Customizable designs to fit specific site needs.
- Durable materials ensure longevity.
- Can be equipped with a wide-range of amenities like lighting and ventilation.

Cons:

- Higher initial installation costs.
- Longer installation timelines.
- May require more maintenance compared to simpler designs.



Chemical Toilets

Description	Standard	ADA Compliant
Purchase Price	\$1,578	\$2,886

Pros:

- Low upfront cost and quick deployment.
- Ideal for temporary events or seasonal use.
- No need for water or sewer connections.
- Temporary, relocatable facility suitable for flood-prone areas.

Cons:

- Frequent servicing required to maintain hygiene.
- Limited capacity and comfort.
- Generally not suitable for long-term public use.



Modular Single-User Restroom



Portland Loo Cost Estimate

Description	Cost for One Unit	Cost for Two Units	Notes
Base Purchase Price	\$83,200	\$166,400	No self-cleaning function
Optional Features	\$7,000	\$14,000	Blue lights, hard dispensers, sharps container, etc.
Installation	\$76,800	\$153,600	
Foundation	\$26,250	\$36,250	Includes \$16,250 for archaeology
Utilities (Water, Sewer, Power)	\$45,000	\$55,000	Cost varies on location and proximity to existing services
Project Management/Permits	\$35,000	\$35,000	Incudes \$10,000 for local site plan review

Total Estimate: \$273,250 \$460,250

Pros:

- Designed for high-traffic urban areas with features like blue lighting to deter illicit activities.
- Durable stainless steel construction resists vandalism.
- Open design promotes visibility and safety.
- Low maintenance with easy-to-clean surfaces.

Cons:

- Limited interior space; may not accommodate caretakers or families.
- Open design may not provide complete privacy.
- Installing multiple units at a single location appears to be less cost-effective than providing a multi-stall standard restroom.



Self-Cleaning Restroom



Urban Blu Cost Estimate

Description	Cost for One Stall Structure	Cost for Two Stall Structure	Notes
Base Price (Purchase, Delivery & Install)	\$275,000	\$375,000	Includes self-cleaning function and foundation
Optional Features / Customization	Varies	Varies	Options include exterior finishes and accessibility features (e.g., adult changing table)
Archaeology	\$16,250	\$16,250	
Utilities (Water, Sewer, Power)	\$45,000	\$55,000	Cost varies on location and proximity to existing services
Project Management/Permits	\$35,000	\$35,000	Incudes \$10,000 for local site plan review

Total Estimate: \$371,250 \$481,250

Pros:

- Fully automated cleaning after each use, *reducing* maintenance efforts.
- Vandal-resistant and antimicrobial surfaces enhance durability and hygiene.
- Programmable features for operating hours, cleaning cycles, and occupancy time.
- Remote monitoring and control via smartphone or computer.
- Customization available to meet site-specific needs (e.g., equipment room for splash pad).

Cons:

- Higher initial installation cost; continuing maintenance costs.
- Dependence on technology may lead to higher repair costs if systems fail.
- Environmental conditions may make the space less comfortable (e.g., it could feel damp without proper dehumidifiers or drying systems).



Comparison Summary

Each option serves different needs

- Standard: Durable and customizable, but longer install and higher cost with customizations.
- Chemical Toilet: Low cost, quick setup, but limited hygiene and best for short-term use and flood-prone areas.
- Modular Single-User (e.g., Portland Loo): Durable, safe, and modern look but small and less private. Most cost-effective when only a single stall is needed.
- Self-Cleaning: High-tech hygiene and modern look, but costly.



Comparison Matrix

Feature / Criteria	Standard	Chemical Toilet	Modular Single-User	Self-Cleaning
Durability	Moderate	Low	High	Moderate to High
Installation Cost	Moderate to High	Low	High	High
Installation Time	Long	Quick	Moderate	Moderate
Maintenance	Moderate	High	Moderate	Lower / Tech
Privacy	High	Moderate to High	Moderate	High
Public Safety Benefit through Visible Use	Limited	Limited	High	Moderate / Tech
Capacity / Accessibility	High	Limited	Limited	High
Hygiene / Cleanliness	Moderate	Low	Moderate	High
Temporary / Flood Suitability	Unsuitable	Suitable	Unsuitable	Unsuitable
Technology / Automation	Low	None	Low	High
Urban Design Fit	Moderate	Low	Moderate to High	High
Customization	Available	None	Limited	Available
Two-Unit Restroom Capital Cost Estimate	\$361,250	\$4,464	\$460,250	\$481,250
Two-Unit Restroom Annual Operational Costs Estimate	~\$12,680	~\$9,360	Assumed to be equal to or less than standard	To be determined