

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 3, 2021

TO: Honorable Members of the Los Angeles City Council
c/o City Clerk, Room 395

FROM: for
Keith Mozee, Executive Director 
Bureau of Street Services (StreetsLA)

SUBJECT: CF 21-0979 COORDINATED STREET FURNITURE PROGRAM PUBLIC TOILET TRANSITION PLAN

SUMMARY

The City's Coordinated Street Furniture Program furnishes the City of Los Angeles with transit shelters, public amenity kiosks, and newsstand vending kiosks in addition to 14 automated public toilets (APT) for public use. On December 31, 2021, the City's current 20-year contract with OUTFRONT Media JC Decaux, LLC (OFMJCD) to operate the Coordinated Street Furniture Program will expire. StreetsLA released a request for proposals (RFP) to secure a successor program titled Sidewalk and Transit Amenities Program (STAP) on November 24, 2020, with public toilets as an optional component. Because the new program will not include public toilets, StreetsLA is recommending a transition plan for the 14 toilet locations with a goal of ensuring there is no gap in service at the 14 sites.

DISCUSSION

As the City prepares for the transition between the existing Coordinated Street Furniture Program and new STAP program it is critical that the City adopt a public toilet transition plan to maintain service at the existing public toilet locations. StreetsLA is investigating permanent toilets to replace the ATPs, but due to the long procurement process is recommending a temporary 6-month program as an interim solution. After the current contract with OFMJCD expires on December 31, 2021, the company will remove their 14 automated public toilets (ATP) which are a proprietary technology. StreetsLA will then temporarily install a flushable ADA toilet trailer or a portable ADA toilet depending on the site condition, demand, and availability of toilet trailers or portable toilets. Ideally locations with lower demand will be temporarily equipped with a portable ADA toilet while locations with higher demand will require more substantive equipment such as the flushable ADA toilet trailers. The City currently has a contract with United Site Services that can provide a combination of ADA toilet trailers, ADA restroom pods and ADA portable toilets through the assistance of the General Services Department. This will be a temporary measure while the City selects and procures permanent toilets for installation at each location.

Utility connections will be required to prepare the sites for the permanent toilets and where feasible, the temporary toilets. To be able to connect the plumbing and electricity to operate the temporary toilets the ADA toilet trailer will need to be located as close to the existing APT as possible. Because all the toilets are installed within the sidewalk area, only three of the high demand sites can accommodate the footprint of a typical ADA toilet trailer. United Site Services is assisting in locating more compact ADA restroom pod. As soon as funding is identified, StreetsLA can begin this site preparation which will include the installation of electrical pedestals and conduit at all 14 sites to prepare for connection to the electrical meters. At a minimum, all locations will be equipped with ADA toilet trailers and will be prepared by moving and relocating the electrical meter within the existing APTs to electrical pedestals which is also needed for future permanent toilet installation. StreetsLA will coordinate with LADWP to have the electrical meters relocated from the APT to the pedestals prior to December 31, 2021. Once the new connection is made, ownership of the water and electrical meters will be transferred to StreetsLA.

StreetsLA anticipates OFMJCD will shut off the APTs at the end of day on December 31, 2021 and start removing the toilets on a schedule coordinated with StreetsLA shortly thereafter. The estimated removal for each APT is 3 days. StreetsLA will install one portable chemical ADA compliant toilet at each of the 14 locations as an immediate interim measure to ensure no lapse in toilet services. As each APT is removed, water and sewer lines will be cut and capped for access when a temporary flushable toilet is installed, at which point the temporary chemical toilet will be removed. These utility connections will later be used for the permanent toilet replacements.

To ensure the 14 toilet locations are adequately maintained, StreetsLA is recommending the toilet locations be staffed and attended through a contract with Urban Alchemy. Currently 7 of the 14 locations are staffed through the Board of Public Works Mobile Pit Stop contract with Urban Alchemy through June 30, 2022. StreetsLA will need to secure attendants for an additional 7 locations that currently do not have attendants. This can be done through an amendment of the existing contract with between the BPW and Urban Alchemy or a letter agreement direct contract with Urban Alchemy.

A successful public toilet transition effort will require continued collaboration with General Services Department to assist with the contract with United Site Services for the temporary toilets, LADWP for utility related work, and LA Metro to allow a right of entry permit for the placement of ADA toilet trailers on Metro property. StreetsLA estimates that the temporary toilets would be in place for at least 6 months; the temporary toilets may be required beyond the initial 6-month period pending the selection of permanent toilets, procurement, fabrication and delivery of selected toilets, site preparation and installation. StreetsLA expects the temporary toilets will be decommissioned over several months as the new permanent toilets are delivered and installed likely extending the tenure of at least some of the temporary toilets beyond 6 months.

Temporary Toilet Program Costs

The cost of the temporary toilet transition plan includes a combination of one-time costs and ongoing costs. At this time, StreetsLA is requesting funding to cover the one-time costs and 6 months of ongoing costs. Funding for fiscal year 2022-2023 can be requested as part of the regular budget process.

Item	Cost
<i>One-time costs</i>	
Site investigation and plan preparation	22,400
Site preparation utility work	525,000
DWP electrical meter relocation	210,000
15% Contingency	285,030
<i>Ongoing costs (6 months)</i>	
Toilet Rental	330,000
Daily Maintenance & Attendant (7 sites)	721,000
Program management and administration	33,600
Ongoing utility costs	25,000
Non-routine maintenance/damage/vandalism	33,000
Total	2,185,030

Future Considerations

Many cities around the country are struggling to find solutions to address the need for public toilets. If the City increases the deployment of public toilets, a comprehensive, permanent program should prioritize locations based on transit use/stations, regional/tourist attractions, sporting venues (2028 Olympics), areas with high concentrations of individuals experiencing homelessness, and locations with frequent service requests for clean ups of human waste. There are currently various programs offering formal and informal public toilet services to address the need that are overseen by different departments. This includes the Mobile Pit Stop, Mobile Hygiene Units, Recreation and Parks Facilities, and Library facilities. If Council would like a comprehensive program, it will be important to designate a lead entity that has oversight over all public toilet services offered by the City and identify a variety of funding sources necessary to support and sustain such a program.

RECOMMENDATION:

1. Instruct the City Administrative Officer (CAO) to identify \$2,185,030 in funding for the six-month temporary toilet transition plan.
2. Instruct StreetsLA, in consultation with relevant departments, to select a permanent toilet to replace the temporary toilets at the 14 sites.

KM/GS/AB:cc

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Martha Medina, General Services Department
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