

Community Impact Statement Recommendation

To: Downtown Los Angeles Neighborhood Council Board

From: Public Works Liaison - Reeyan Raynes

Date Approved by Committee: Livability Committee on 9/16/21

For Board Consideration on December 6, 2021

Re: Council File 21-0979 - Automated Public Toilets (APTs) / Mobile Pit Stops / Coordinated Street Furniture Program / Sidewalk and Transit Amenities Program / Homeless Crisis (*Updated Position*)

Motion or Recommendation:

The Public Works Liaison recommends an **Against Unless Amended** vote on CF 21-0979.

For	
For if amended	
Against	

Against unless amended	X
No Position	
Neutral Position	

Committee Vote Count: N/A

Council File Management System Link:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0979>

CIS Language:

See attachments for the CIS draft position letter

DLANC Action Summary:

At the October 12, 2021 Board of Directors meeting, DLANC submitted a CIS in support of CF 21-0979 on the basis of supporting Councilmember Kevin De León's original September 1, 2021 motion calling for a report-back to the council calling for the continued presence of Sidewalk Transit Amenities Program (STAP) features, such as automated public toilets (APT), in the city. DLANC officially submitted the CIS to the City Clerk on November 23, 2021.

Council File Summary:

The original September 1, 2021 Motion requested that StreetsLA report back on recommendations to ensure that there is no lapse in services and operations of public toilets provided by the Coordinated Street Furniture Program when transitioning to the new Sidewalk and Transit Amenities Program in 2022. In addition, the Motion instructs other city agencies to report on funding sources for an inventory

of the City's current public restrooms and report on ways to expand restrooms citywide for parks, transit use, and tourism.

A subsequent report was filed by the Bureau of Street Services (StreetsLA) to the City Council on November 3, 2021. The report from StreetsLA addressed potential issues involving the removal of automated public toilets (APT) and additional street furniture infrastructure as part of the Sidewalk Transit Amenities Program (STAP) contract update. The report can be found [here](#). A presentation/PowerPoint deck can be found [here](#).

On November 24, 2021, the Public Works Committee recommended the City Council instruct the City Administrative Officer (CAO) to identify \$2,185,030 in funding for the six-month temporary toilet transition plan. Also, the Public Works Committee instructed the Bureau of Street Services (BSS), in consultation with homeless service providers, and with the assistance of the Chief Legislative Analyst (CLA) and CAO, to identify funding and report with recommendations to move forward with a permanent replacement plan for the 14 toilets currently a part of the Coordinated Street Furniture program within 60 days, as well as recommendations on the feasibility and cost of implementing a citywide public toilet program. Lastly, the committee instructed BSS to negotiate with OUTFRONT Media JC Decaux, LLC for continued use of the existing automated public toilets.

DOWNTOWN LOS ANGELES
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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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December 6, 2021

**Re: Community Impact Statement on CF 21-0979: Automated Public Toilets (APTs) /
Mobile Pit Stops / Coordinated Street Furniture Program / Sidewalk and Transit Amenities
Program / Homeless Crisis**

To Whom It May Concern:

At our special public meeting on December 6, 2021, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to provide the following comments below:

The Downtown Los Angeles Neighborhood Council submits this Community Impact Statement **against unless amended** of CF 21-0979: Automated Public Toilets (APTs) / Mobile Pit Stops / Coordinated Street Furniture Program / Sidewalk and Transit Amenities Program / Homeless Crisis.

At our October 12, 2021 Board of Directors meeting, DLANC submitted a CIS in support of CF 21-0979 on the basis of supporting Councilmember Kevin De León's original September 1st motion calling for a report-back to the council calling for the continued presence of Sidewalk Transit Amenities Program (STAP) features, such as automated public toilets (APT), in the city.

However, after the most recent report from the Bureau of Street Services (StreetsLA) submitted to Council on November 3, 2021 we are concerned regarding the findings stated by StreetsLA.

As the City transitions to a new contract for the STAP, it is essential that there are no disruptions or removal of vital infrastructure such as the APTs in Downtown. These units offer crucial services by providing hygiene services to all members of the public - particularly, our unhoused community who lack safe and clean access to hygiene services. As fixed and permanent fixtures on the public right-of-way, these units provide a consistent benefit to the public that are lacking with more mobile or temporary units such as porta-potties: which have been susceptible to considerate vandalism and have suffered from lack of maintenance by third-party contracted vendors.

To reduce or jeopardize this invaluable service to a city that already lacks and suffers from issues related to a lack of public street furniture and public restroom infrastructure will cause significant disruption to those who rely on and use this infrastructure the most.

The City and StreetsLA should look at opportunities to potentially extend portions of the STAP contract to OUTFRONT Media JC Decaux, LLC (OFMJCD) to operate and maintain crucial infrastructure under the STAP program, such as the ATP's, until a viable permanent replacement can be acquired and established.

Should no interim alternative be found, StreetsLA should avoid the implementation of chemical toilets and any porta-potty type units that are susceptible to vandalism and abandonment, but rather large portable restroom units that have access to power, sewage, and water as outlined in the report. We support StreetsLA's recommendation on using organizations like Urban Alchemy to staff and maintain existing Mobile Pit Stop services at these locations. It is vital that no matter what solution or unit is adopted by the City, all units be adequately staffed and maintained by hygiene attendants.

Lastly, we support calls from StreetsLA that specify the need for additional funding and resources to be allocated for the long-term development of ATP's and transit-related street furniture in our city. It is important that future units are economical and are easily maintainable, but do not sacrifice the need for integration with smart technology features, and important auxiliary amenities such as water fountains and bottle filling stations, hand washing sinks, and easy integration for additional amenities for the community and transit users.

* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON DECEMBER 6, 2021*

Sincerely,

Claudia Oliveira
President,
DLANC

Debby Zhou,
Chair,
DLANC Livability Committee

CC: Council District 14 (via email)

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 (OJMCD) 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 OJMCD expires on December 31, 2021, the company will remove their 14 automated public toilets (APT) 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.

November 3, 2021

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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.

November 3, 2021

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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

c: Nichole Trujillo, CAO
Matias Farfan, CLA
Martha Medina, General Services Department
TJ Knight, Board of Public Works
Domingo Orosco, Bureau of Sanitation
Cathie Santo Domingo, Recreation and Park
John Szabo, LA Public Library



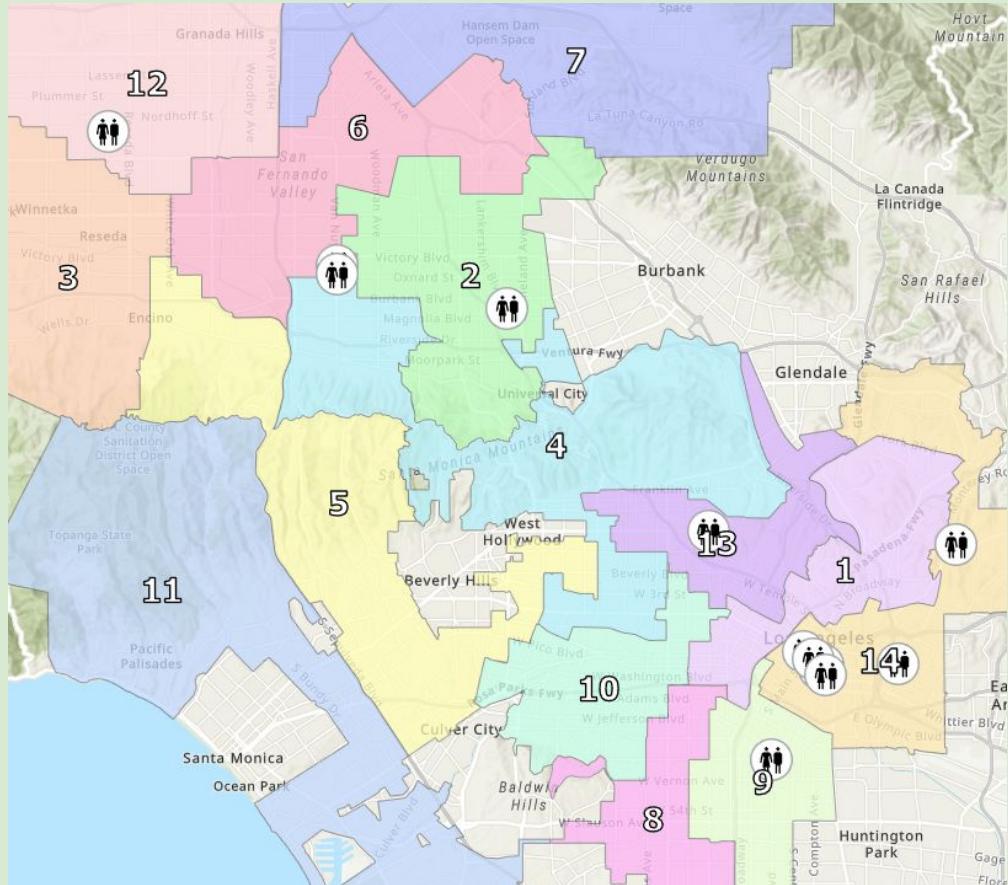
CF 21-0979

Coordinated Street Furniture Program Public Toilet Transition Plan

November 24, 2021

Background

- Total of 14 Automatic Public Toilets (APTs) are in service as part of the StreetsLA's Coordinated Street Furniture Program
- Average monthly total usage is approx. 36,000 uses
- Current APTs are proprietary technologies of OUTFRONT JC Decaux (OFMJCD)
- Starting January 1, 2022, the new street furniture program kicks off with a 6 month transition period to avoid any loss of service
- Moving forward, a separate program is needed to provide expanded and ongoing, citywide public toilets



Site Condition, Demand, and Availability

- 3 out of the 14 locations have adequate space to accommodate a single ADA flushable trailer
- 7 out of the 14 locations are identified as highest usage with existing on-site attendants
- Only 1 out of the 7 high use locations has adequate space to accommodate the ADA flushable trailer
- More temporary toilet alternatives are currently being identified for the remaining highest use locations
- Enabling a transition program will ensure that the temporary toilets are in good order and in service and will secure additional attendants

6 Months Transition Plan (from Jan 2022 to Jun 2022)

Dec 31, 2021	Decommission of current 14 Automatic Public Toilet (APT)
Jan 1, 2022	Placement of temporary 14 Portable Chemical ADA Units with staffed attendants
Jan to Feb 2022	Removal of current APTs and utility connections Procurement of new permanent toilets
Feb to Jun 2022	Replacement and installation of at least 3 Portable Chemical ADA unit with ADA Flushable Trailers Continuation of 11 Portable Chemical ADA Units in use Site preparation Installation of new permanent toilets <i>*Temporary toilets may exceed 6 mos depending on availability of funding, procurement timelines, site preparation, and installation</i>

Portable Chemical ADA Unit



ADA Flushable Trailer



Cost Summary for 14 temporary toilets for the duration of 6 months and utility relocation/connections for ADA trailer units and future permanent toilets

• Site Investigation and plan preparation:	\$100/hour x 224 hours	= \$ 22,400
• Site Preparation- utility work	70 days x \$7,500	= \$ 525,000
• DWP Electrical Meter relocation	\$15,000 x14	= \$ 210,000
• Toilet Rental 14 sites/ 12 handwashing station:		
○ up to 9 toilet trailers (153 days)	\$25,000 x 9 ea	= \$ 225,000
○ 6 Potable Chemical ADA (181 days)	\$420 x 181 days	= \$ 76,020
○ 9 Potable Chemical ADA (46 days)	\$630 x 46 days	= \$ 28,980
• Toilet Attendant and daily maintenance for 6 mos	\$103,000/site x 7 sites	= \$ 721,000*
• Program Management and administrative	\$5,600/month x 6 months	= \$ 33,600
• Ongoing utility costs	\$4,200/month x 6 months	= \$ 25,000
• Non-routine Maintenance/Damage/Vandalism cost	(est. 10% of rental cost)	= \$ 33,000
• Subtotal		<u>= \$ 1,900,000</u>
• 15% Contingency		= \$ 285,030



Total Estimated Cost: \$2,185,030

*Does not include toilet attendant and routine maintenance provided by Pit Stop attendants currently at 7 of the 14 locations

Permanent Toilet Options: Comparable Features

- Reliability Less down time
- Vandalism tolerant
- Enhanced Safety
- Ease of maintenance
- Ease of repair
- Hygienic-Cleanliness (without attendant)
- Quick Production and installation time
- Level of service compared to the existing Automatic Public Toilet
- Smart function- ability to track usage for maintenance purposes
- Most Flexible Amenity Options

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Some of these features become less significant if the toilets are attended.



Portland Loo



Exeloo



Public Restroom Company (PRC)

PUBLIC WORKS

MOTION

Los Angeles is a world class city which attracts as many as 50 million visitors annually, numerous job centers that draw daily commuters, and a transit system that is both a lifeline for those without cars and a solution to the climate crisis. Unfortunately, the City lacks adequate facilities for residents and visitors alike to use the restroom when traversing the City. In addition, our residents experiencing homelessness struggle with the lack of restroom access, which has serious public health implications.

Currently, the burden is being placed on small businesses to open up their facilities to the general public. In the worst case scenario the City and its residents and businesses are left to clean up human waste in front of their properties and in public spaces.

Currently, the City has 14 Automated Public Toilets (APTs) as part of the Coordinated Street Furniture Program (CSFP). Half of these are attended, an augmentation that is separately funded and which has successfully reduced maintenance needs and downtime, increased use, enhanced security, and provided jobs and service opportunities.

With a new Sidewalk and Transit Amenities Program contract being developed to replace the CSFP and expected to begin January 1, 2022, it is timely to discuss how the City will ensure no lapse of service for the 14 APTs operated through the CSFP.

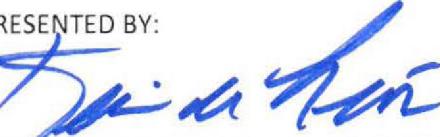
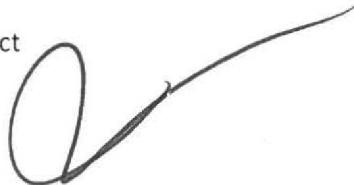
The City also operates Mobile Pit Stops in areas of high demand. These are typically two porta potties and a hand washing station, operated by an ambassador that helps maintain them between uses.

While the City has expanded restroom access in response to the crisis of homelessness, clearly it needs to do more. Beyond what is needed to provide those experiencing homelessness with the dignity of a place to use the restroom, a world class city should be offering clean, safe, and inviting public restrooms for the full range of users, including commuters, transit riders, and tourists.

I THEREFORE MOVE that StreetsLA report on its plans and recommendations to ensure no loss of service in the public toilets provided through the Coordinated Street Furniture Program when it is transitioned to the Sidewalk and Transit Amenities Program in January 2022.

I FURTHER MOVE that the City Administrative Officer, with assistance from StreetsLA, Chief Legislative Analyst and other departments as necessary, report on existing eligible funding sources for the City's current inventory of public restrooms and potential funding sources to expand restroom access Citywide, especially to support our parks, transit use, and tourism generally; to help protect water quality and public health and safety; and to ensure gender equity in access to restrooms and necessary personal hygiene products.

PRESENTED BY:


KEVIN DE LEÓN
Councilmember, 14th District

SEP 01 2021

SECONDED BY:



ORIGINAL