

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Chief Operating Officer	DATE: 7/20/2015
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SUBJECT: Report on the Portland Loos (Public Restrooms)

PRIMARY CONTACT (NAME, PHONE): Stacey LoMedico, 619-533-4548	SECONDARY CONTACT (NAME, PHONE): Katherine Johnston , 619-236-6330
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COMPLETE FOR ACCOUNTING PURPOSES

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE):

ROUTING AND APPROVALS

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Liaison Office	ORIG DEPT.	Chadwick, Scott	07/21/2015
	CFO		
	DEPUTY CHIEF		
	COO		
	CITY ATTORNEY		
	COUNCIL PRESIDENTS OFFICE		

PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

This is an informational item only.

STAFF RECOMMENDATIONS:
Accept Report

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)

COUNCIL DISTRICT(S):	3
COMMUNITY AREA(S):	Downtown
ENVIRONMENTAL IMPACT:	N/A
CITY CLERK	

INSTRUCTIONS:	
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**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 7/20/2015

ORIGINATING DEPARTMENT: Chief Operating Officer

SUBJECT: Report on the Portland Loos (Public Restrooms)

COUNCIL DISTRICT(S): 3

CONTACT/PHONE NUMBER: Stacey LoMedico/619-533-4548

DESCRIPTIVE SUMMARY OF ITEM:

This item is to provide an update on the status of the two Portland Loos. Funding for the cost of installation of these two public restrooms was allocated during the FY 2013 budget process. The first Portland Loo was installed and opened at 14th and L Street in December 2014, and the second Portland Loo was installed and opened at Park and Market in January 2015.

STAFF RECOMMENDATION:

Accept Report

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

During the FY 2013 budget process, funding was allocated for the installation of two Portland Loos in downtown San Diego. At the time of the allocation it was anticipated the annual cleaning/maintenance costs of approximately \$50,000 (this estimate also included the annual janitorial service for four port-a-potties in the MTS Padres tailgate parking lot located at 13th and L) would come from the City's General Fund.

In December 2014, the first Portland Loo was installed and opened at 14th and L Street and the second Portland Loo was installed and opened at Park and Market in January 2015. During the last six months of operations there have been numerous complaints and police calls to both Portland Loo locations. As referenced in the June 2, 2015 memorandum to the Public Safety and Livable Neighborhoods (PS&LN) Committee, staff evaluated the potential cost of the current service for the Portland Loos of cleaning 3 times a day as well as an increased service level to include full-time 24/7 security.

The attached Report to Council includes the most up-to-date information since the June 10, 2015 PS&LN Committee hearing.

CITY STRATEGIC PLAN GOAL(S)/OBJECTIVE(S):

Goal # 2: Work in a partnership with all of our communities to achieve safe and livable neighborhoods.

Objective # 4: Foster services that improve quality of life.

FISCAL CONSIDERATIONS:

See the attached Report to Council.

EQUAL OPPORTUNITY CONTRACTING INFORMATION: N/A

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

City Council approved the funding for two Portland Loos in Fiscal Year 2013.

A status update was provided at the June 10, 2015 Public Safety and Livable Neighborhoods Committee.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Residents, visitors and businesses in the downtown (East Village) area, along withh advocates for homeless services.

Chadwick, Scott

Originating Department

Deputy Chief/Chief Operating Officer



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: July 20, 2015 REPORT NO: 15-074

ATTENTION: Public Safety and Livable Neighborhoods Committee

SUBJECT: Report on the Portland Loos (Public Restrooms)

REQUESTED ACTION:

This is informational item only.

STAFF RECOMMENDATION:

Accept the informational report.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

During the FY 2013 budget process, funding was allocated for the installation of two Portland Loos in downtown San Diego. At the time of the allocation it was anticipated the annual cleaning/maintenance costs of approximately \$50,000 (this estimate also included the annual janitorial service for four port-a-potties in the MTS Padres tailgate parking lot located at 13th and L) would come out of the City's General Fund.

In December 2014, the first Portland Loo was installed and opened at 14th and L Street and the second Portland Loo was installed and opened at Park and Market in January 2015. During the last six months of operations there have been numerous complaints and police calls to both Portland Loo locations. As referenced in the June 2, 2015 memorandum to the Public Safety and Livable Neighborhoods (PS&LN) Committee, staff evaluated the potential cost of the current service for the Portland Loos of cleaning 3 times a day as well as an increased service level to include full-time 24/7 security.

This report includes the most up-to-date information since the June 10, 2015 PS&LN Committee hearing.

General Janitorial Cleaning Services

Since the hearing, Park and Recreation staff has secured a contract for the janitorial maintenance of the two Portland Loos and the four port-a-potties. The annual contract for the 3 times daily cleaning of the Portland Loo at 14th and L Street and twice a day cleaning of the Portland Loo at the Park and Market is \$99,720, and the twice daily cleaning of the four port-a-potties is \$9,807 for a total of \$109,527 annually.

Repairs (non-routine cleanings)

Repairs to the facilities that are not considered general janitorial maintenance, such as fixing and replacing locks, jammed doors, cleaning graffiti, unclogging toilets, etc., are serviced by the City's Public Works Department's Facilities Maintenance Division staff. Based upon the service calls to the Portland Loos for the last six months it is anticipated the cost will be \$30,000 a year for these repairs and service calls. Staff has noted that the Portland Loo located at 14th and L has double the number of requests for repairs than the one located at Park and Market.

There is also an additional \$20,000 worth of work needed at the 14th and L location for curb ramps, backflow markings, and vents. The Park and Market location requires the same work minus the curb ramps for an additional cost of \$2,500.

Police Service Calls

Staff requested the San Diego Police Department provide a comparison to the number of calls for the same time as the previous year for the two locations. For the 14th and L location the calls for service from April to June 2014 was 11 and for the same time frame this year there were 25 calls, representing a 130% increase in calls for police assistance. For the Park and Market location the service calls for April to June 2014 were 32 and for the same time frame this year there were 58 service calls representing an 81% increase. The most significant increase in the type of calls of service for both locations was "disturbing the peace with or without violence."

Portland Loo Removal/Relocation

The Mayor's Office has approached Father Joe's Villages as the City's year-round interim shelter service and day center provider to find viable alternatives for providing much needed restrooms for homeless people downtown. Representatives from Father Joe's Villages indicated they would be willing to extend the hours of the public restrooms located at the Paul Mirabile Center (15 16th Street) so that they would be available 24 hours a day, 7 days a week if the City would pay for the additional costs such as security and supplies.

The restroom facilities are currently open from 5:30 a.m. to 9:30 p.m., and have security on site for their existing hours of operation. While the arrangement still needs to be fully developed, the cost would be between \$80,000 and \$105,000 annually for the additional costs to keep the restrooms open 24 hours per day.

The Portland Loos have been in place for more than six months and the complaints and issues have not diminished for the site located at 14th and L. As such, staff feels that it may be appropriate to remove the Portland Loo at this location and store the facility while staff continues to look for another location for the public's use. The cost for the breakdown of the Portland Loo, transportation to the storage location, and site remediation is estimated to cost \$60,000 which is less than a year's janitorial and repairs to this portable restroom.

In addition, we will continue to negotiate with Father Joe's Villages for the services to provide 24/7 restrooms. We are not recommending removing the Park and Market Portland Loo at this time, and staff will continue to monitor repairs, calls for service, and police calls at this site. If health and safety issues or costs continue to increase, staff may determine that it is also necessary to remove this Portland Loo for health and safety reasons.

CITY STRATEGIC PLAN GOAL(S)/OBJECTIVE(S):

Goal # 2: Work in a partnership with all of our communities to achieve safe and livable neighborhoods.

Objective # 4: Foster services that improve quality of life.

FISCAL CONSIDERATIONS:

Janitorial contract funding budgeted in Park and Recreation Department is \$50,000, and the additional costs will be absorbed by the Department. It is anticipated to cost \$99,720 for both Portland Loos; \$53,472 for the Loo at 14th and L and \$46,248 for the Loo at Park and Market.

Public Works Department, Facilities Maintenance Division staff repairs and other costs, including the potential on-site repairs if the Portland Loos are kept in place are not budgeted, and will be absorbed by the Department. It is estimated by staff that of the \$30,000, the 14th and L location will contribute to the majority of these costs.

Removal and storage of each Portland Loo will cost approximately \$60,000, which is not budgeted and will be absorbed by the Facilities Maintenance Division.

If the additional service is added to provide for 24/7 restrooms at the Father Joe's Villages, it will be offset by savings in utilities, janitorial, and facility maintenance costs. Since these costs are not currently budgeted, additional resources would need to be identified.

EQUAL OPPORTUNITY CONTRACTING INFORMATION: N/A

PREVIOUS COUNCIL and/or COMMITTEE ACTIONS:

City Council approved the funding for two Portland Loos in Fiscal Year 2013.

A status update was provided at the June 10, 2015 Public Safety and Livable Neighborhoods Committee.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Residents, visitors and businesses in the downtown (East Village) area, along with advocates for homeless services.



Scott Chadwick, Chief Operating Officer

