



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date February 16, 2023

To: Recreation and Park Commission

Through: Philip A. Ginsburg, General Manager
Lisa Bransten, Director of Partnerships

From: Daliah Khoury, Deputy Director of Development

Subject: Noe Valley Town Square Restroom – Grant Acceptance

Agenda Wording

Discussion and possible action to 1) recommend that the Board of Supervisors authorize the Recreation and Park Department to accept from Volumetric Building Companies and Public Restroom Company an in-kind grant of a prefabricated modular restroom that has been manufactured offsite, and its installation at Noe Valley Town Square, valued at approximately \$425,000, and 2) approve a donor recognition sign.

Strategic Plan

Strategy 1, Inspire Public Space: Keep today's parks safe, clean, and fun; promote our parks' historic and cultural heritage; and build the great parks of tomorrow.

Objective 1.2: Strengthen the quality of existing parks and facilities.

Strategy 3, Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep San Francisco's parks and programs accessible for all.

Objective 3.3: Cultivate increased philanthropic support.

Background

Noe Valley Town Square (NVTS) is located at 3861 24th Street (between Sanchez and Vicksburg Streets) on the 24th Street commercial corridor. The site is 10,829 square feet (0.25 acres) and is surrounded by a mix of retail shops and services, restaurants, and multi-family and single-family residences. The property was purchased by RPD in June 2013 and the concept design was approved by the Recreation and Park Commission on April 17, 2014 under resolution number 1404-012. The proposal to establish a public open space at the site evolved through more than four years of collaboration between the Recreation and Park Department (RPD), the community group Residents for Noe Valley Town Square, then-Supervisor Scott Wiener's office, and the San Francisco Parks Alliance. NVTS opened to the public on October 27, 2016.



The addition of a restroom to Noe Valley Town Square has been approved by the Planning Department and found to be consistent with the project's categorical exemption under CEQA. The Civic Design Committee has determined that this project would be reviewed under their administrative process.

The approved 2014 concept plan contemplated a public restroom in the northeast corner of the plaza. The Department allocated funds in the FY 21-22 budget for project planning including evaluating the viability of a modular restroom at the site and preparing cost estimates for project funding. Before that work began, the Noe Valley community successfully advocated for State funds for the project. Their ask was based on a high-level budget estimate for a custom-built restroom at the site.

In November 2022, RPD was approached by Vaughan Buckley with Volumetric Building Companies and Chad Kaufman with Public Restroom Company, who expressed interest in contributing a prefabricated modular restroom to Noe Valley Town Square. The unit was manufactured offsite and has served as their demonstration model at trade shows throughout the country for approximately one year. Their proposed contribution will include the following:

- General site demolition
- Restroom sub-grade preparation
- Delivery and craning in of the structure
- Electrical, water, plumbing hook-ups
- Modifications to the demonstration model, including:
 - Mop and utility sink
 - Utility room shelving
 - Painting the structure to match existing park colors
- Site improvements includes relocating the drinking fountain reinstalling site pavers and concrete as required, regrading around structure to provide appropriate ADA access and installing a wooden fence around the unit.
- Design and engineering services (plumbing and electrical) to create permit drawings, as required to approve, install and complete the project
- Utilization of union contractors for site work

The value of this work and the modular building is estimated to be \$425,000.

In addition, RPD will hire an as-needed landscape design firm to supplement the donor's design drawing package. These drawings will include all work associated with site improvements. These plans include demolition, grading, paving, fencing, irrigation and landscape. RPD drawings will include the donor drawings which detail the restroom building and all associated mechanical, electrical and plumbing work. RPD will also handle all project and construction management tasks as well as oversee all regulatory and permit approval processes. It is estimated that these costs will run approximately \$300,000.

Efficiencies and Cost Savings Over Previous Budget Estimates

Based on the current market and past projects, RPD had an early, rough estimate for the following: a custom-designed and custom-built restroom at this site, totaling approximately \$1.7 million, and a prefabricated modular restroom building at this site, totaling approximately \$1.2 million. The total cost of the proposed restroom project is estimated to be approximately \$725,000, which includes a donated prefabricated modular restroom and associated installation work worth \$425,000. This will allow RPD to save approximately \$491,000 in design, construction management, and other regulatory and design review costs.

Among the cost savings achieved, through a donated prefabricated modular restroom, labor, shortening the timeline, and reducing or eliminating services include: savings of \$115,500 on construction, savings of \$91,800 in project management fees, and savings of \$90,000 in architecture and engineering fees. Finally, management of the construction contract will be provided by an RPD project manager as SF Public Works, who usually performs this function, was unavailable. Attached is a detailed budget comparison (Attachment B).

RPD will hire a landscape design firm to supplement the donor's design drawing package, construction illustrations that depict building details, improvements to the site, and mechanical, electrical, and plumbing work. RPD will also handle in-house all permitting and contract administration related to the project and coordinate environmental reviews and approvals. Typically, RPD pays other city agencies for such services. This will require RPD to utilize the 2022 state budget funding to cover the cost, an estimated total of \$300,000.

Efficiencies

As always with capital projects, cost and schedule are interdependent; a longer schedule means more time paying for staff and consultant resources along with escalation for construction delivery. A shorter schedule results in fewer hours billed to the project from fewer staff required to deliver the project. Since our original estimate, the schedule has been significantly reduced by 14 months.

Since the original schedule and cost estimates, RPD has performed additional site work investigation, so uncertainty around the site conditions has been minimized. In addition, acceptance of an already manufactured product greatly reduces design services and uncertainty around both the product creation (supply chains are still very impacted by the pandemic) and timing for installation. We see these reductions in both cost and schedule.

Further, RPD no longer needs to research restroom options, choose between a custom-built or pre-fab unit, or identify a supplier. Public Restroom Company is headquartered in Nevada, which is among the approximately 30 states San Francisco is banned from doing business with due to restrictive laws around reproductive, LGBTQ+ or voter laws. However, the ban does not apply to donations.

In addition, since the building is designed and the donors are donating Mechanical, Engineering and Plumbing (MEP) design services, the City's design services are greatly reduced. RPD has also

been able to share the project scope with Planning and received clearance that it aligns with the original project's existing CEQA documentation. This effort can only happen after a product has been chosen and sited on the park. This Planning review and acceptance has saved the project time and money.

Public Works (PW) informed us they did not have capacity to take on this project, so we are using an external consultant from their as-needed pool. This shift may reduce time as we can identify a consultant who is able to perform the work now, rather than identify available staff resources or push out another critical project. As noted above, since MEP services are being donated, it streamlines the effort of putting together a proposal and identifying staff resources in each of these disciplines. In addition, the donor has more ability to oversee and modify schedule and modify their work load with an their inhouse design staff.

RPD recently received approval to have Civic Design Review provide an administrative review, not a full complement of hearings. This reduces the design schedule by negating the need for creating, scheduling, and providing presentations at multiple public hearings. Frequently at these hearings, we receive feedback, need to incorporate the feedback and present again which adds time to the schedule and costs to the project.

Since the donor is donating construction for the entire project, RPD does not need to develop bid documents, identify LBE goals, release the bid documents, analyze the results, prepare the contract, award the contract, receive contractor submittals, issue Notice to Proceed, etc. As noted above, this efficiency reduces costs and schedule.

Further, cost estimating services and contract preparation are no longer necessary. Most significantly, the City's portion of the construction contract, along with associated contingencies and reserves, is significantly reduced. Finally, management of the construction contract will be provided by an RPD project manager as Public Works, who usually performs this function, was unavailable.

Finally, the original project schedule and budget included time and costs associated with Commission approvals and public engagement. As this unit fits within the existing concept, there is no need to return to the Commission for concept approvals. With a prefabricated modular restroom, has limited ability to modify or customize, both the time and costs of public engagement are essentially removed.

Community Engagement

During the park design process, there was broad consensus that a restroom would be a valuable addition to the site. The Noe Valley Town Square leadership sought and secured state funds for a custom-built restroom at the site. The proposed modular restroom facility donation has been discussed with leaders of the neighborhood group as well as the merchant group. Notification of the donation as well as Committee and Commission hearing dates were sent to the Noe Valley Town Square project list and a notification was placed at the site.

Proposed Project Schedule

Planning Phase and Board approval: January 2023 - March 2023

Drawings for permits and construction: April 2023 – May 2023

Bid/Award Phase: June 2023 – July 2023 (NOTE – could be concurrent with design phase)

Construction Phase: August 2023 – September 2023

Funding Sources

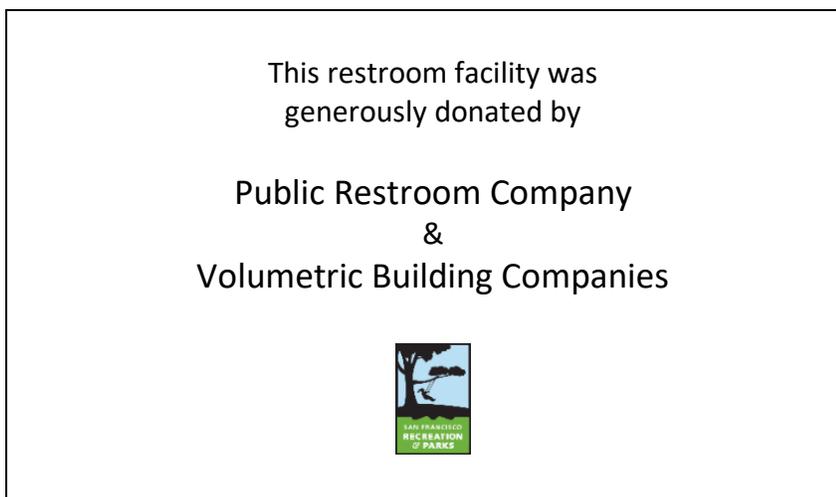
In-kind Grant Funding: \$425,000

City Funding: \$300,000, State Grant (pending)

Total Anticipated Project Cost: \$725,000

Donor Recognition

RPD agrees to install a plaque on the restroom facility, in recognition of the generous contribution from Volumetric Building Companies and Public Restroom Company. The plaque will be a maximum size of 2’ x 2’ and will contain text similar to the following design. The final sign will be subject to the mutual agreement of the Parties.



The Donor Recognition Sign shall remain in place for up to 9 years or the useful life of the sign, unless and until any of the following occur first: (1) Volumetric Building Companies or Public Restroom Company directs removal of the sign; or (2) the Board of Supervisors or Recreation and Park Commission determines in its reasonable and good faith opinion that associating the above names with the Park would adversely impact the reputation, image, mission or integrity of the Recreation and Park Department, the Recreation and Park Commission and/or the City. In the event of (2), City shall promptly provide to Volumetric Building Companies and Public Restroom Company a full, written explanation of the reasons for and nature of the expected adverse impact.

Financial Impact

Approximately \$425,000

Staff Recommendation

RESOLVED that this Commission 1) recommend that the Board of Supervisors authorize the Recreation and Park Department to accept from Volumetric Building Companies and Public Restroom Company an in-kind grant of a prefabricated modular restroom that has been manufactured offsite, and its installation at Noe Valley Town Square, valued at approximately \$425,000, and 2) approve a donor recognition sign.

Grants Supported By

Department Staff

Opposed By

None Known

Attachments

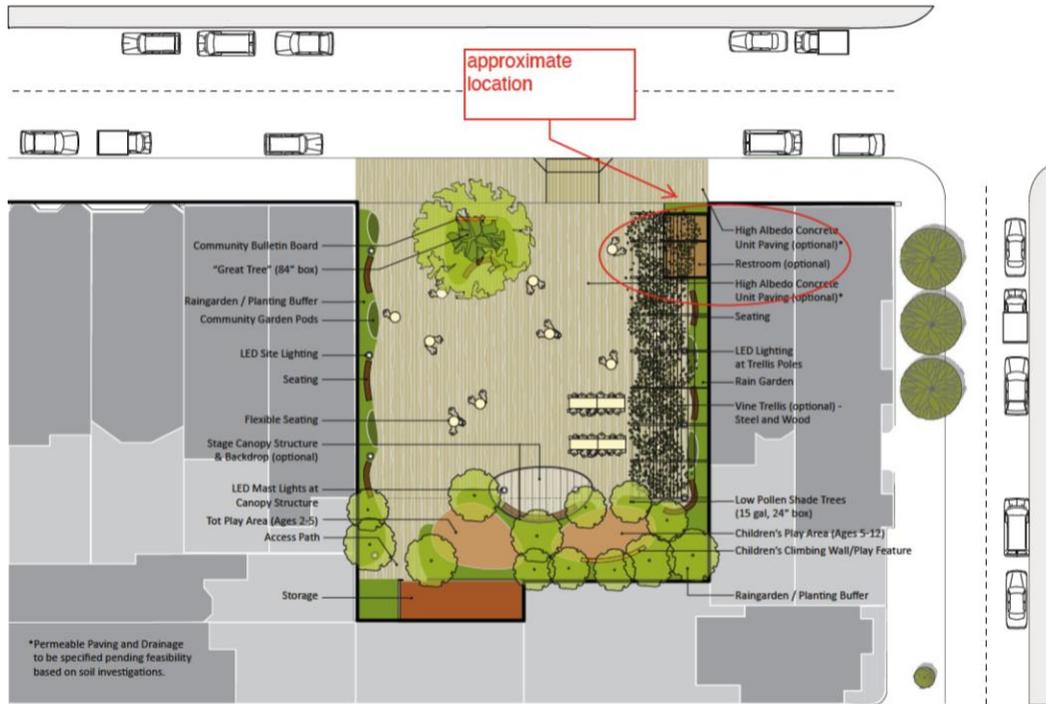
A – Concept Design, Original and Proposed

B – Detailed Budget Comparison

C – Grant Agreement (includes site plan, schedule and budget)

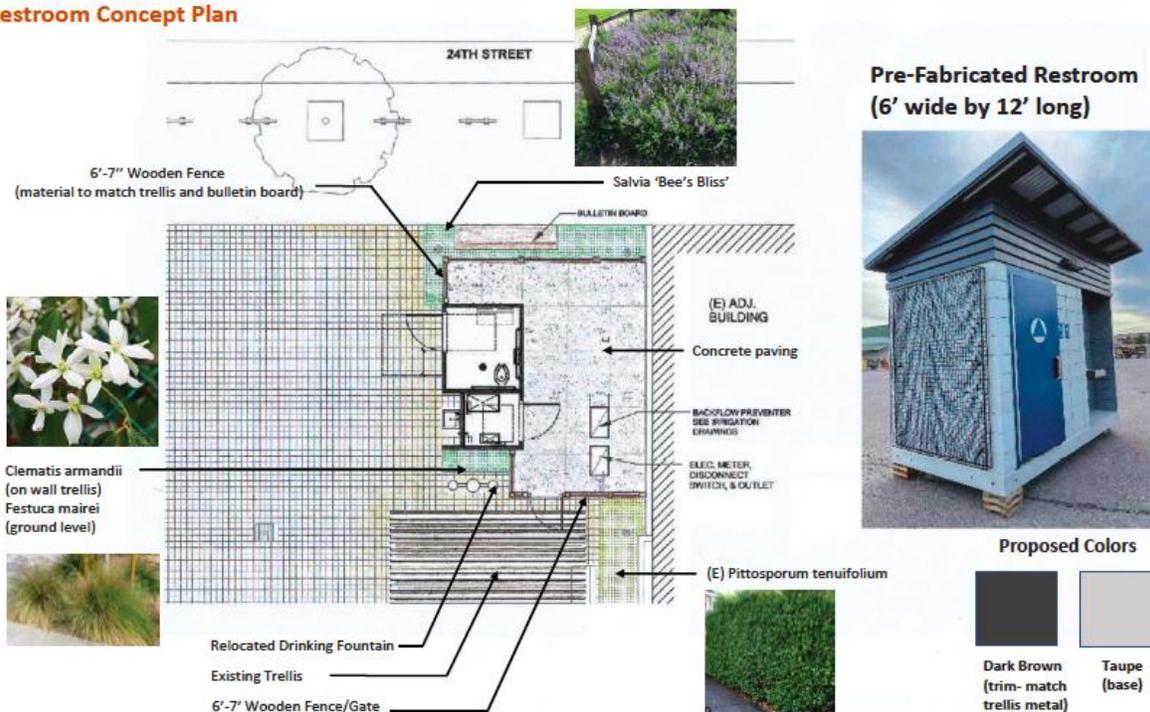
Attachment A: Concept Design

Original Concept Design



Proposed Concept Plan

Noe Valley Town Square Restroom Concept Plan



Attachment B: Detailed Budget Comparison

(attached)

Attachment C: Grant Agreement

(attached)