

CITY OF YUBA CITY
STAFF REPORT

Date: May 4, 2021
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Diana Langley, Public Works Director

Summary

Subject: Purchase of Prefabricated Restroom Building for Harter Parkway Park

Recommendation: Adopt a Resolution authorizing the purchase of a custom Durango II Vault restroom from Green Flush Technologies, LLC, and authorizing the Public Works Director to enter into an agreement with Green Flush Technologies, LLC, on behalf of the City subject to approval as to form by the City attorney, subject to material terms, with the finding that it is in the best interest of the City.

Fiscal Impact: \$145,313.57 – Account No. 901207 (Harter Parkway Park and Bike Path)

Purpose:

To acquire components necessary for completing the Harter Parkway Park project.

Background:

In February of 2018, the City submitted a grant application to the Land and Water Conservation Fund (LWCF) for \$800,000 to construct the Harter Parkway Park project. In August of 2019, the City received notification that it had been awarded the grant funds in the amount of \$800,000, with a required City-match of \$800,000. Since the award notification, City staff have been working diligently with designer Quadriga Landscape Architecture and Planning Inc. (Quadriga), to complete the park's final design.

The park will include two pavilion areas with shade structures, picnic tables, benches, and games, a bicycle park featuring a pump track and a low skills course for younger ages, an open turf field, playgrounds, a fitness area/challenge course, disc golf goals, a basketball court, a continuous perimeter concrete walking path, restrooms, and a parking lot.

Currently the City is working to finalize the park design, with anticipation that construction will begin in early-fall of 2021.

Analysis:

Throughout the design process, City staff have been working with Quadriga to determine the best-fit components for the park based on community input, and experiences expressed by Parks staff. Through this process multiple cost options have been presented for certain components, and in

some cases value-engineering has taken place. This has been the case for the proposed restroom.

Currently, the nearest City sewer available for the park is approximately 300 feet south of the park parcel, and approximately 370 feet south of the proposed restroom location. City staff analyzed the following options:

1. Extending the existing 18" sewer main northerly 370 feet to the restroom location and installing a sewer service lateral to the restroom.
 - Approximately \$250,000 initial cost.
2. Extending the 12" sewer main intended for future Jefferson Avenue, westerly, and installing a nearly 370-foot lateral near the City's right-of-way from the 12" main to the proposed restroom.
 - Approximately \$190,000 initial cost
3. Installing a 370-foot lateral that runs directly from the proposed restroom to the existing manhole near future Jefferson Avenue.
 - Approximately \$166,000 initial cost.
4. Installing a Prefabricated Restroom Building from Green Flush Technologies, LLC (Green Flush) containing a 3,350-gallon septic tank, and accommodations available for future connection to City sewer.
 - Approximately \$145,313.57 initial cost + \$1,500 pumping cost every three months (\$6,000 annual cost)

Based on the above analysis, City staff believes the best option is to install the Green Flush restroom. Through the design process Quadriga and City staff researched other prefabricated vault-style restroom options, though Green Flush's models were deemed the superior option based on cost, interior/exterior aesthetics, ventilation/odor elimination, solar powered lighting, and customization ability. Green Flush has provided restrooms for many Local, State, and Federal parks, tribal communities, and the US Air Force

With this option, the City will also stub a sewer lateral from the proposed restroom to the back of City's right-of-way for an easy connection to City sewer when future development occurs on Harter Parkway.

Additionally, Green Flush Technologies, LLC (Green Flush), provides their restrooms on a design-build basis. If the City elects to enter into an agreement directly with Green Flush, the City can avoid a 20% contractor markup on the restroom.

Lastly, time is of the essence with this agreement. The estimated lead-time for the restroom is seven months, with design and City approval taking up nearly half of said lead-time. Once an agreement is executed with Green Flush, they will begin the design process for the custom restroom.

Fiscal Impact:

Based on the Green Flush quote (Exhibit A), design and installation of the restroom will cost \$145,313.57. The purchase will be funded through Account No. 901207 (Harter Parkway Park and Bike Path). Currently there is an approximate balance of \$1,565,000 in Account No. 1207.

The above estimates show that it would take three years of use before the septic pumping costs would bring the total cost of the Green Flush system to the second-lowest price option.

Environmental:

A mitigated negative declaration was prepared and adopted for the Harter Park and Sutter Bike Path project which assessed potential environmental impacts of the entire project as required by the California Environmental Quality Act (CEQA). There has not been any substantial new information acquired nor changes to the project since it was evaluated, and no further evaluation for this portion of the project is required under CEQA.

Alternatives:

1. Direct staff to fund only design costs for this restroom and include the restroom installation within the bid schedule of the park project. This will increase the cost due to contractor markup, and may delay completion of the project.
2. Direct staff to utilize another option from the cost analysis. This will cause the project design to be delayed, and increase project costs significantly.

Recommendation:

Adopt a Resolution authorizing the purchase of a custom Durango II Vault restroom from Green Flush Technologies, LLC, and authorizing the Public Works Director to enter into an agreement with Green Flush Technologies, LLC, on behalf of the City subject to approval as to form by the City attorney, subject to material terms, with the finding that it is in the best interest of the City.

Attachments:

1. Resolution
 - a. Exhibit A – Green Flush Technologies Quote dated 04/28/2021
2. Restroom Exhibit

Prepared by:

/s/ Josh Wolffe
Josh Wolffe
Assistant Engineer

Submitted by:

/s/ Dave Vaughn
Dave Vaughn
City Manager

Reviewed by:

Department Head
Finance
City Attorney

DL
SM
SLC by email

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AUTHORIZING THE PURCHASE OF A CUSTOM DURANGO II VAULT RESTROOM FROM
GREEN FLUSH TECHNOLOGIES, LLC, AND AUTHORIZING THE PUBLIC WORKS
DIRECTOR TO ENTER INTO AN AGREEMENT WITH GREEN FLUSH TECHNOLOGIES,
LLC, ON BEHALF OF THE CITY SUBJECT TO APPROVAL AS TO FORM BY THE CITY
ATTORNEY, SUBJECT TO MATERIAL TERMS, WITH THE FINDING THAT IT IS IN THE
BEST INTEREST OF THE CITY**

WHEREAS, after careful analysis of restroom options available for the Harter Parkway Park, staff has determined that a custom model Durango II vault restroom, provided by Green Flush Technologies, LLC, is the most cost-effective and beneficial option; and,

WHEREAS, staff recommends authorizing the purchase and installation of a custom model Durango II vault restroom, provided by Green Flush Technologies, LLC; and,

WHEREAS, it has been determined by the City Council that such provisions are in the public interest.

NOW, THEREFORE, the City Council of the City of Yuba City does resolve as follows:

Section 1. The Council finds this project has been fully assessed for the purposes of the California Environmental Quality Act (CEQA). An initial study and Negative Declaration was previously prepared and adopted by the City for the Harter Park and Sutter Bike Path project. This approval is to implement that project. An analysis has been performed pursuant CEQA Guidelines §15162 to determine whether subsequent environmental review is required for the approval of this agreement and associated construction. Based upon this analysis, no subsequent environmental review is required as i) no substantial changes are proposed in the project which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; ii) no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; iii) there is no new information, which was not known and could not have been known at the time of the adoption of the previous Negative Declaration that the project will have significant effect not discussed in the Negative Declaration. Furthermore, since a Negative Declaration was previously adopted for this project, the considerations set forth in CEQA Guidelines §15162(a)(3)(C) and (D), related to the adequacy and feasibility of previously adopted mitigation measures, are not applicable. Based upon these findings, it has been determined that no further environmental documentation is required for this project.

Section 2. The City Council of Yuba City finds the purchase and installation of the Durango II vault restroom by Green Flush Technologies, LLC, is the most cost-effective and beneficial restroom option for the Harter Parkway Park Project, and it is in the best interests of the City. The City Council approves and authorizes the Public Works Director to enter into an agreement with Green Flush Technologies, LLC, on behalf of the City, subject to approval as to form by the City Attorney. The material terms of the agreement shall be:

- a) Green Flush Technologies, LLC will cooperate with the City to design the custom Durango II Vault restroom per the City's specifications and all local, state and federal regulations, construct the vault restroom, ship the restroom to the Harter Parkway Park location, and provide a rental crane and on-site installation supervision for the custom Durango II Vault restroom to be installed at the spot designated on the Harter Parkway Park project plans.
- b) The total cost for the services described in section "a" above shall not exceed \$145,313.57, listed on Green Flush Technologies, LLC Quote "YC01 Harter Park Restroom Yuba City, California, 4/28/2021," attached to this resolution as Exhibit "A".

Section 3. The Public Works Director may negotiate the agreement, and make any non-material, technical, and clerical edits and corrections to the agreement subject to approval as to form by the City Attorney.

Section 4. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 4th day of May 2021.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachment(s):

- A. Exhibit A - Green Flush Technologies Quote dated 04/28/2021

EXHIBIT A



Quote YC01

**Harter Park Restroom
Yuba City, California
4/28/2021**



Quote



Green Flush’s “Durango II” model wood-frame constructed and delivered to Yuba City, California ready for operation after connection to pressurized potable water. The restroom comes with a concrete vault with capacity for 3,350 gallons of waste water. Also includes solar panel with battery, interior and exterior lights, metal roof, text alert for wastewater, concrete floor with floor drain in each cabin, porcelain toilets, stainless steel urinals, and stainless steel sinks (two on the front exterior of the building), baby changing tables, mirrors, obscured glass window and skylight in each cabin, and hollow metal doors. Interior cabin walls are finished with Hardie Board. Exterior walls are finished with painted lap siding.

Item	Price	Sales Tax	Subtotal
Restroom building as described	\$129,663.00	\$9,400.57	\$139,063.57
<i>This quotation is guaranteed through May 11th</i>			
On-site install supervision	\$2,500.00	\$0.00	\$2,500.00
A Green Flush representative will be on-site to direct and assist with the install			
Crane rental through Green Flush	\$3,750.00	\$0.00	\$3,750.00
Total			\$145,313.57

Site work is not included.

Warranty

All materials and equipment provided by Green Flush Restrooms will have a one year full warrantee beginning on the date restrooms are received at installation sites.

Estimated Delivery

Green Flush estimates, but does not guarantee, delivery within 6 months of the notice to proceed. This assumes review and approval of construction drawings by the local building authority will take no more than 10 calendar days.

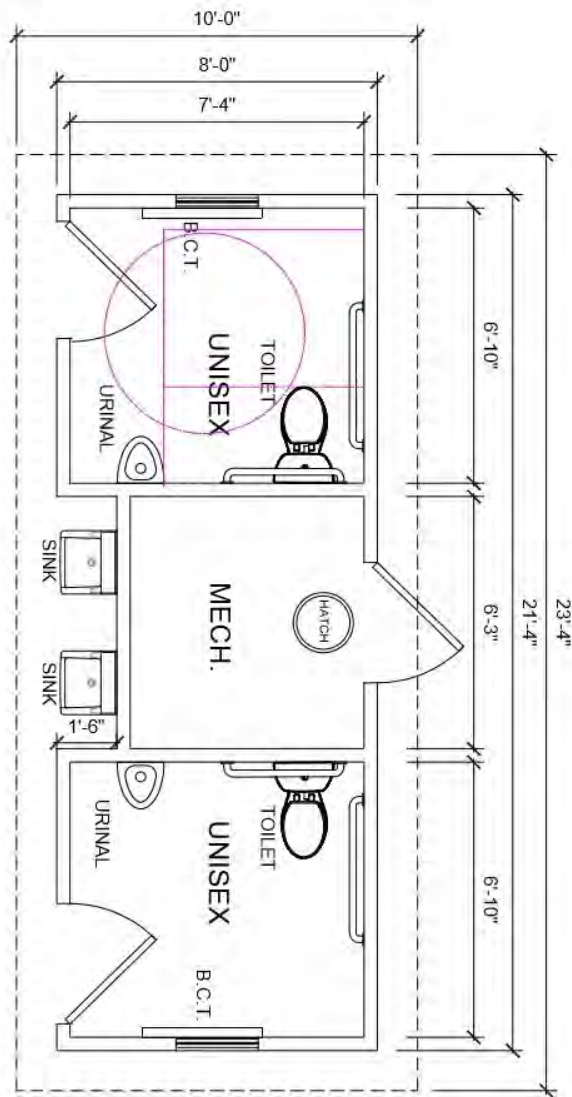
Payment Terms

- 10% Before the start of engineered drawings and calculations for the Product, the Buyer shall pay the Seller a deposit of 10% to cover the Seller's costs for the preparation and approval of engineered drawings and calculations including the costs of plan review and approval by the State Modular Building Office.
- 10% Seller shall begin manufacturing the Product after receiving the approval of the plans and specifications by the local building department and upon receipt of payment equal to an additional 10% of the Purchase Price.
- 70% Prior to shipment of the finished Product from the factory, the Buyer shall pay the Seller a sum equal to the balance owing on the Product minus 10%. The Seller shall not be required to ship the Product until this payment has been received, or other arrangements have been mutually agreed to.
- 10% or remaining balance. Within 25 calendar days of the delivery date, the Buyer shall pay the Seller the full remaining unpaid balance of the Purchase Price. However, at that time, should the Buyer wish to retain monies from the unpaid balance of the Purchase Price due to warranty concerns for which the Seller is liable, the Buyer shall not be required to pay Seller said retained monies until such time as the warrantee work is completed. Monies held for warrantee work shall not be in excess of the actual cost of the warrantee work. The purchase and payment terms herein shall be controlling over any other document.

*The Seller may request partial payments on a monthly basis for expenses incurred in the work of manufacturing the Product.

**The purchase price may be adjusted by written change order, signed by both the Buyer and Seller. Delinquent payments shall be subject to 1% interest per month.

Durango II Floor Plan and Sample Picture



DURANGO II, YUBA CITY, CA



(Drinking fountains are not included)

Restroom Specifications



SPECIFICATION SHEET

Date:	4/27/2021	Size:	8 x 21'4"	DESIGN LOADS:
Customer:	Green Flush Technologies	Description:	Restroom Building	Floor: Mat Slab
Project:	Harter Park	MBI Seal:	Yes	Wind: As Required
Location:	Yuba City, CA	State Seal:	NONE	Roof: 20
Address:				
County:				Bid #: E4179

BUILDING CONSTRUCTION	Wood frame on concrete floor
PLUMBING SYSTEM	
Waste:	Single holding tank (concrete vault furnished by Green Flush)
Water:	On site water system
Foundation:	On site by others
Tie Downs:	See lateral restraint plates below
FLOOR SYSTEM	
Type:	Light weight concrete reinforced, 8" thick, in primed 6x6 steel angle frame
Floor Finish (entire bldg):	Exposed concrete with light broom finish with water resistant coating
Base:	4" Rubber
Lateral Restraint Plates:	(6) - Required for all buildings placed over a concrete vault
Access to waste tank:	Provide (1) ea securable 26" fiberglass man hole cover w/ sewer lid seal kit (VPC-2000)
WALLS - FRAMED:	
	to 7'8" (std) at eaves
Exterior:	2x4 @ 16" oc
Interior:	2x4 @ 16" oc
Frame Openings for:	(3) Doors & (2) Windows
NOTE: Figure double bottom plates with lower being PT	
Urinal Wall:	4' high angled wood framed wall
ROOF STRUCTURE	
Direction of Ridge:	Runs: Perpendicular to length of building
Style:	Gable with 3/12 pitch
Framing - Rafters:	2x6 @ 16' oc
Ridge:	2x6 Lumber
Rims:	2x6 Lumber
Bottom Sheathing:	3/4" OSB (required if rigid insulation is installed between rafters)
Insulation:	2" rigid held tight to roof sheathing with R11 batt below
Roof Sheathing:	5/8" CDX Plywood
Roof Venting:	None
Architectural:	Roof overhangs - 12" at eaves, 10" at rakes
Frame for (optional):	(2) Skylights



SPECIFICATION SHEET

EXTERIOR WALL FINISH (for framed buildings)

Insulation:	R13 fiberglass batt
Sheathing:	1/2" CDX plywood - use PT plywood for lower 4'
Moisture Protection:	Wrap lower 12" of building w/ Moistop - wrap corners w/ Moistop - Wrap bldg w/ Tyvek building wrap Wrap window & door openings
Siding:	Fiber Cement Lap siding with 8" (std) exposure
Trims:	NOTE: All trim material to be: Cement board unless noted otherwise
Corners:	1x4 over 2x2 galv metal
Doors:	1x4
Fascia:	1x8
Soffits:	Cement board - Non-Perforated where venting isn't needed
Windows:	1x4
Type of Paint:	Pittsburgh Paints PittTech

ROOFING

Roofing Paper:	HT Underlayment (peel & stick)
Cover:	Standing Seam Metal - 26 ga - Metal Sales Image II
Drainage:	Gutters and downspouts supplied and installed on site by others if required

DOORS & HARDWARE

	Qty	Size	1 & 2 Type	3 Hinge	4 Lock	5a Closer	5b Thresh	5c Sweep	6 Notes
ACCRR	2	3'x6'8"	HM	Butt	a1	Yes	No	No	6a, c
Mechanical	1	3'x6'8"	HM	Butt	a2	No	270A	321 SSN	6a, b
Windows	2	32x16	Milgard Style Line series, Vinyl, Dual glaze, obscure, picture						

1. DOOR TYPES:
 - a) HM: GALVANIZED HOLLOW METAL, 18 GA DOOR w/16 GA FRAME
 2. ALL H.M. DOOR FRAMES:
 - a) WELDED
 - b) 5-3/4" WIDE, TYPICAL
 3. HINGE SPECS:
 - a) BUTT = HAGER #BB1191 X NRP, S.S.
 4. LEVER LOCKS:
 - a) SCHLAGE ND73PD CORRIDOR
 - b) SCHLAGE ND80PD STOREROOM
 5. HARDWARE SPECS:
 - a) CLOSER: LCN4040XP
 - b) THRESH: PEMKO #270A FOR NON-TILED FLOORS
 - c) SWEEP: PEMKO 321 SSN
 6. OTHER:
 - a) 24x12 LOUVER - (24" WIDE X 12" HIGH) AIR LOUVER, OPERABLE, SERIES 1100
 - b) PROVIDE CHECK CHAIN (Ives CS 115-25)
 - c) KICKPLATE (10"x34"), SS, ON PUSH SIDE OF DOOR
- NOTES:
- a) ALL DOOR HARDWARE TO HAVE SS/SATIN CHROME/ALUMINUM TYPE FINISH
 - b) ALL DOORS TO BE PREPPED FOR 2-3/4" BACKSET LOCKS UNLESS NOTED OTHERWISE
 - c) KEY ALL DOORS ALIKE - PROVIDE 2 KEYS PER DOOR
 - d) PROVIDE WALL BUMPERS FOR INSWING EXTERIOR DOORS



SPECIFICATION SHEET

FLOOR COVER	See FLOOR SYSTEM					
WALL COVER						
Insulation - Interior:	R11 Fiberglass batt at all interior walls to full height					
Restrooms only:	1/2" ACX plywood floor to ceiling (hold above top of floor 1/2" min)					
Finish room with:	Cement board (Cedarmill, no groove) - floor to ceiling painted w/ epoxy paint					
Mechanical Room:	1/2" ACX plywood (painted) floor to ceiling (hold above top of floor 1/2" minimum)					
	NOTE:	Interior walls/ceiling painted 1 color only - Additional colors will incur an additional charge				
Type of Paint:	Miller Performance Plus (Eggshell) or similar for ceiling & mechanical room walls					
CEILING						
Entire building:	Hard lid					
Entire building:	5/16 Cement board, Cedarmill, no groove over 3/4" OSB					
Ceiling height:	varies from eave height to height of ridge					
INTERIOR TRIM						
Walls (RRs):	SS Corners					
Window surrounds:	FJ Pine - Painted - all 4 sides					
Window casings:	FJ Pine - Painted					
Doors (exterior):	FJ Pine surrounds & casing - Painted					
Top of angled urinal wall:	SS Cap					
Skylight surrounds (if required):	Wrap with Hardi					
Wall to Ceiling:	Caulk Gables					
RESTROOM ACCESSORIES						
	ITEM	QTY	SIZE	MANUFACTURER / MODEL #	FINISH	NOTES
	Grab Bars	2	36"	Pro Plus	S.S.	
	Grab Bars	2	42"	Pro Plus	S.S.	
	Signs - ADA Pictogram 12" circle/triangle "Restroom"	2	12"	Sign Elements	Aluminum Blue	
	Signs - rectangular room ID ADA - "Restroom"	2	6"x8"	Sign Elements	Aluminum Blue	
	Signs - rectangular room ID "Baby Changing Station"	2	6"x9"	Sign Elements	Aluminum Blue	
	Sign (provided by Green Flush)	1	WARNING! DO NOT KNEEL WHEN LIFTING MANHOLE COVER!			
	Toilet Paper Holders	2	2-roll	Royce Rolls TP-2	S.S.	
	Baby Changing Station	2		Koala KB-200	Plastic	Cream
	Hook - Hat & Coat	2		Bobrick B-212	S.S.	
HVAC						
Heat:	None					
Ventilation:	(3) Sunvent Industries model #FL1212 - in exterior walls 24"x12" louver in all doors - Air Louver (see door specs)					



SPECIFICATION SHEET

PLUMBING	
Toilet - Handicap:	(2) Niagara Duel Flush Toilets Niagara Stealth N7714T-DF
Urinal - Handicap:	(2) Handicap Height, Siphon Jet, Top Spud Acorn 2162-W-1-CFR
Flush Valve:	(2) .125 Gallon Flush Cycle, Handicap Handle Sloan 186-0.125XL
Lavatory:	(2) 19" x 17" Wall Hung, One Piece Wall Hanger Acorn 1652FA-LRB-1-DMS-03-M
Hose Bib:	(1) Interior Mount, ADA Handle, Integral V.B. Woodford 24P
Expansion Tank:	(1) Expansion Tank 3/4" Proflo PFXT5I
Floor Drain:	(2) 2" Cast Iron BodyBody, Polished Nickel Ring and Grate Zurn 415-90-2NH-5B
Trap Primer:	(2) Automatically Activated at Pressure Drops w/ Access Panel Proflo PFTP2500
Trap Seal	(2) 2" Tap Seal Smith Quad Seal
Arresters:	(1) Maintenance-Free, Brass Body, Piston Type 3/4" 12-32 FU Sioux Chief 653BS
Water Lines:	Copper and Aquapex - Single Point Water Stub. Water Line in Mech room Insulated
Sewer Lines:	PVC DWV Schedule 40 Plastic
NOTE: Plumbing Tree Not Included - Provided and installed on site by others	
No Drinking Fountain	
ELECTRICAL	
Service:	12 Volt DC System (1) 110 AH 12 Volt long life battery w/ case Firefly 12V G31 (1) Battery Box NOCO Black HM318BKS (1) 200 watt monocrystalline solar panel Renogy RNG-100D (1) 30 amp solar charge controller MorningStar PS-30M (1) 10 circuit fuse block Seachoice 13311
Disconnect:	(1) Solar Panel Disconnect SQ D HU361
Switches:	(1) Single pole Leviton CSB120
Lights:	(5) Wall mounted Vandal Resistant with 12VDC Bulbs - (3) Interior, (2) Exterior RAB Van 2I (1) 12VDC A19 Bulbs - 12W - 6 Pack Konpway 12V Bulb
Automatic Controls:	(1) Timer - Lights JVR 12V Timer
Tank Alarm:	(1) 12VDC Tank Alarms SPECIAL.SA-12VDC-1L-16F-WIFI (1) high alarm (waste)
Material:	(1) Dual USB Port (power for alarms) Kussmaul KN-091-219 (1) Solar Panel Stand-off Brackets Tektrum TD-ZJ-09 (1) 20' #10 AWG Solar Cable pair iGreely (1) 30A In-line Battery Breaker Zookoto B071CKRTDC (1) Battery Quick disconnect HYCLAT Red (1) 12" x 12" x 4" J-box (1) 1" Weatherhead Hallex 58010
Service:	120 Volt AC System - Supplied from Existing Service
Receptacles:	(1) 20 amp GFCI Leviton GFNT2
Switches:	(1) Single pole - Exterior Disconnect Leviton CSB120 (1) Single Gang Bell Box TP7010 w/ INT WP1010 MXD Cover
MISC	
Steel brackets:	Provide (4) ea. truck tie down/ lifting brackets
Building height	11'8"

City Testimonial



City of Pacific Grove, Butterfly Sanctuary Restroom

Green Flush provided the City of Pacific Grove with a restroom for our Monarch Sanctuary, a location where constructing a restroom would have been difficult. The restroom that we purchased suits our needs. The restroom is constructed with precise carpentry, looks great and functions perfectly as designed. Their staff is pleasant to work with, they are very responsive to questions and providing assistance during installation. I highly recommend Green Flush and will use them again in the future for our prefabricated restroom needs.

- *Daniel Gho, City of Pacific Grove Public Works Director*



Thank you

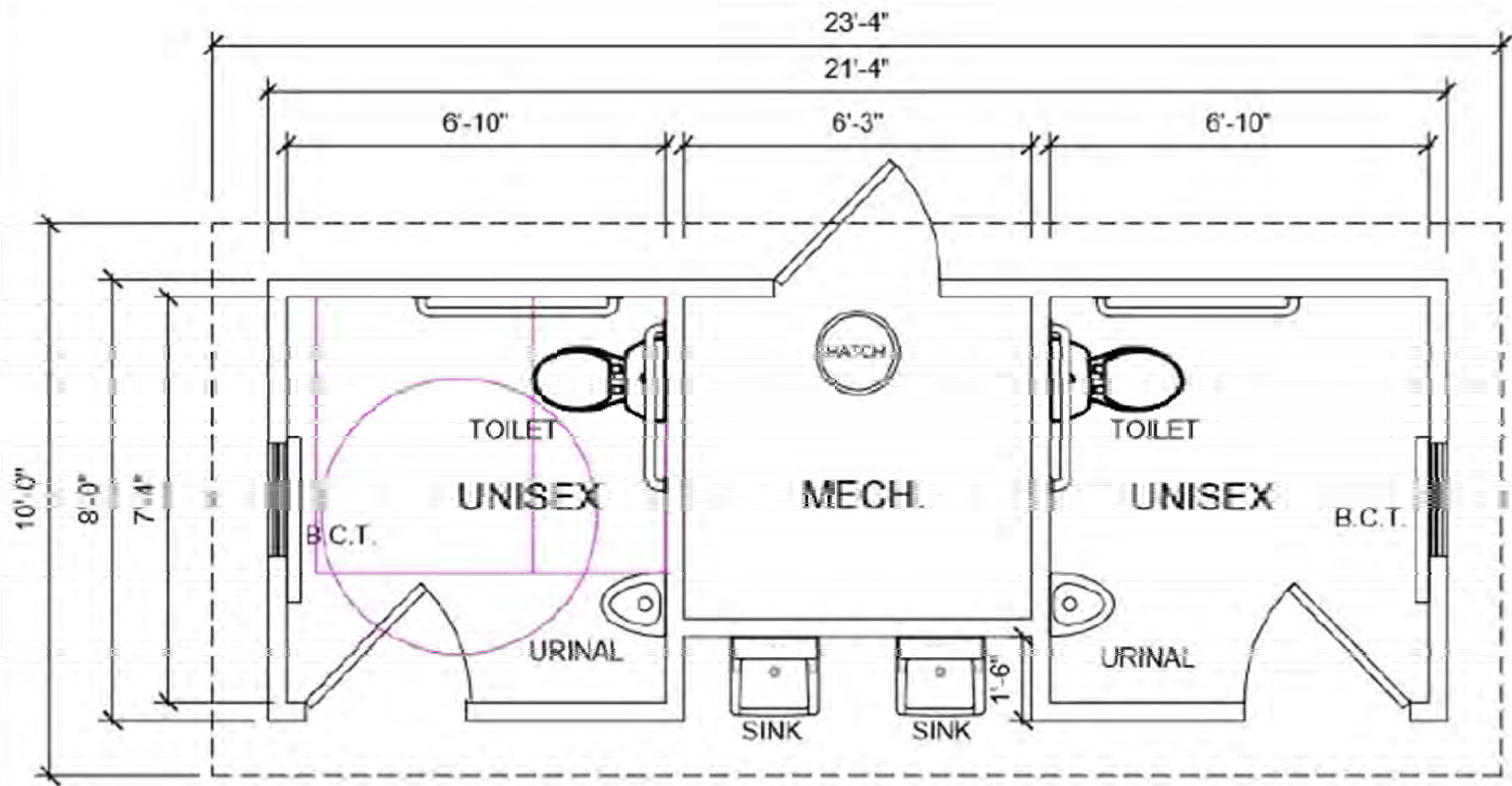
ATTACHMENT 2



Figure 1: Front view of Durango II model. City's model will have lap siding rather than the vertical panels



Figure 2: Model shown with lap siding.



DURANGO II, YUBA CITY, CA

Figure 3: Proposed Harter Parkway Park Durango II floorplan.