



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Agreement with eClean Technologies, LLC

1. Resolution dispensing with competitive bidding and approving an agreement for the rental, delivery, and training for thirty-one (31) wall mount aqueous ozone equipment for the sanitization of restrooms and two (2) mobile pressure washers to sanitize other park facilities amenities throughout the City of Glendale in the amount of \$304,200 for a 3-year term with the option to buy at the conclusion of the term, and authorizing the City Manager or a designee to enter into and execute an agreement with eClean Technologies, LLC, in an amount not to exceed \$304,200 for a 3-year term with the option to buy at the conclusion of the term.
2. Resolution of appropriation to appropriate funds in the amount of \$205,676 if Council elects to purchase the aqueous ozone equipment instead of the 3-year rental with the option to buy at the conclusion of the term.

COUNCIL ACTION

Item Type: Action Item

Approved for October 24, 2023 **calendar**

EXECUTIVE SUMMARY

The Community Services & Parks Department (CSP) evaluated the use of aqueous ozone to clean and sanitize restrooms in public parks and park facilities in Glendale. In a pilot study of the equipment, CSP staff reported that the use of the system at two parks, Glendale and Sports Complex, successfully deodorized and neutralized any elements that may cause a foul smell. Application from the wall mounted unit is simple and effective, saving staff time for routine sanitizations and reducing the need to use chemicals such as bleach or other harmful disinfectants. Staff recommends that the city enter into agreement with eClean Technologies, LLC with the 3-year rental / then purchase option and install the aqueous ozone units in 31 Glendale parks and park facilities.

COUNCIL PRIORITIES

Operational Efficiency – Implement Aqueous Ozone Technology for park restroom maintenance.

RECOMMENDATION

1. Resolution dispensing with competitive bidding and approving an agreement for the rental, delivery, and training for thirty-one (31) wall mount aqueous ozone equipment for the sanitization of restrooms and two (2) mobile pressure washers to sanitize other park facilities amenities throughout the City of Glendale in the amount of \$304,200 for a 3-year term with the option to buy at the conclusion of the term, and authorizing the City Manager or a designee to enter into and execute an agreement with eClean Technologies, LLC, in an amount not to exceed \$304,200 for a 3-year term with the option to buy at the conclusion of the term.
2. Resolution of appropriation to appropriate funds in the amount of \$205,676 if Council elects to purchase the aqueous ozone equipment instead of the 3-year rental with the option to buy at the conclusion of the term.

BACKGROUND

In our continued effort to run a sustainable operation and be environmentally friendly, the Park Services Section of the Community Services and Parks Department (CSP) evaluated the use of aqueous ozone to clean and sanitize restrooms in public parks and park facilities.

Aqueous ozone is a strong oxidizer proven to effectively kill germs, bacteria, viruses, and contaminants, while leaving no residue or harmful waste on surfaces. It is used in lieu of cleaning solutions to sanitize and disinfect surfaces and is effective on glass, mirrors, walls, restrooms, and other touch points. It has the cleaning power comparable to EPA registered hospital grade disinfectants and has been tested against a broad range of bacteria and viruses. This cleaning solution is a better environmentally friendly option than continuing to buy other surface cleaners made with harsh chemicals and packaged in plastic.

In September 2022, CSP entered into an agreement with eClean Technologies, LLC to conduct a pilot study of the equipment. The agreement included the rental of equipment, at no cost to the city, for installation and use at two park restrooms: Brand Park and the Sports Complex. The equipment was installed in the restroom chase ways with the support of Public Works Facilities staff, connected to a power and water source. The system utilizes water to create aqueous ozone (O₃), and with a simple hose hook up, staff can wash down the restrooms and fixtures. Aqueous ozone is 100% sustainable.

The results of the pilot study were positive. Staff reported that the use of the system at these two parks successfully deodorized and neutralized any elements that may cause a foul smell. Application from the wall mounted unit is simple and effective, saving staff time for routine sanitizations and reducing the need to use chemicals such as bleach or other harmful disinfectants. The aqueous ozone remains effective for about 20 minutes and then self-neutralizes and returns to being tap water once again.

Staff further reported that while aqueous ozone is an excellent sanitizer, there were situations where the use of traditional cleaners were still necessary for thorough cleaning

and sanitization, such as removing / cleaning raw sewage, residue, lime scale, and water deposits.

ANALYSIS

To achieve continued efficiencies within the operation, CSP staff recommends that the city enter into agreement with eClean Technologies, LLC and install the aforementioned aqueous ozone units in the parks. The City has the option to either rent or purchase the equipment. The proposal includes 31 wall units and 2 mobile pressure washers.

The purchase price of all 33 units is \$302,835, plus tax (10.25%), for a total cost of \$333,876. The warranty on the product is one year. At the conclusion of the warranty period, the city would enter into a service agreement for a monthly rate of \$30 per unit, totaling \$990 per month for all 33 units, and an annual cost of \$11,880. The service agreement would include inspection and replacement of the units during the service agreement term. Over a 10-year period, the purchase and upkeep of the equipment is estimated to cost the city \$440,796 (\$333,876 for the purchase, and \$106,920 for annual service for 9 years). Given that CSP is budgeted \$128,200 for this service, the Department would require additional funding allocation to implement this at all parks and park facilities in one year or take three years to completely transition to this maintenance standard, with a third of the parks being addressed annually.

The City also has the option to rent the equipment for three years, at a monthly rate of \$8,450 and purchase them at the end of the 3-year term for \$100/unit. With this approach, the 10-year cost will be \$390,999 (\$304,200 for 3-year rental; \$3,639 for purchase of 33 units, including tax (10.25%); \$83,160 for the 7-year maintenance service - initial three years covered under rental terms).

Staff recommends proceeding with the 3-year rental / then purchase option for a couple of reasons. First, it has a lower projected ten-year cost. Second, it would result in one standard of maintenance throughout all parks at once, instead of a hybrid approach over a 3-year period. In addition, during the FY 23-24 budget cycle, the City Council approved an allocation of \$128,200 (projected annually) to allow CSP to provide the service.

The small-scale approach for the pilot study in heavily used restrooms at two locations (Brand Park and Glendale Sports Complex) showed positive results from using the aqueous ozone units. Staff was able to observe the preliminary assessment of the benefits of using this cleaning technology that promote health and safety while reducing harsh chemical use. eClean Technologies' proprietary, patent-pending systems machines produce pure natural aqueous ozone for sanitizing. Their EPA compliant products are designed to prevent and destroy viruses including but not limited to E. Coli, Salmonella, Aspergillus, bacteria, and other harmful pathogens.

While eClean Technologies, LLC may not be the only supplier of such equipment, staff proposes to continue with this vendor and this product, as the pilot study has been

successful and to improve operational efficiency because of the numerous benefits of the standalone compact system:

- Can be connected to standard plumbing and provide aqueous ozone without compromising water pressure and flow;
- Can be connected directly to a hose with spray nozzle;
- Can offer a variety of water outputs from a single unit;
- Can produce the exact amount of ozone at point of use;
- Can produce consistent ozone levels ranging from 15 to 600 gallons per hour;
- Has continuous flow with no restriction on amount of water output per minute, maintaining maximum oxidation reduction potential level require to eradicate 99.9% of bacteria;
- Does not require other components such as oxygen enhancements, filters, or cartridges to operate with desired sanitation capabilities; and
- Has guaranteed replacement of malfunctioning equipment within 48 hours.

Notable terms of the rental agreement include a full replacement warranty on all equipment with no deductible for the length of the service agreement. eClean Technologies, LLC will conduct monthly maintenance checks on all products, and replace any product requiring repairs within 48 hours of notification. The product will be installed using in-house Park Services staff (with no additional labor costs), in cooperation with Public Works - Facilities team members, and under the supervision of eClean Technologies, LLC representatives. installation, eClean Technologies, LLC will hold two (2) training sessions to show Park Services staff how to use the equipment.

In addition to the environmental benefits for the City, this aqueous ozone cleaning solution will improve operational efficiency by reducing the time staff spends on unnecessary processes, creating more capacity without additional cost by reducing the time it takes to complete certain tasks, speeding up workflows, decision-making, and freeing up resources for activities that really need their attention, and improving quality and customer outcomes.

STAKEHOLDERS/OUTREACH

CSP did not conduct outreach to the community in regard to using aqueous ozone equipment to sanitize restrooms and other amenities at City parks and park facilities. However, this recommendation is in line with City Council's priority of finding sustainable methods to run city operations.

FISCAL IMPACT

Alternative 1:

The total cost for the 3-year rental agreement with eClean Technologies, LLC is \$304,200. The cost for Year 1 of the agreement is \$101,400, which was approved as part of the FY 2023-2024 budget. The appropriation for the remaining two years will be

requested as a part of the annual budget process. No new appropriation is being requested at this time.

The City Council approved funding is outlined below:

Existing Appropriation		
Amount	Account String	Funding Source
\$128,200	GL: 45350-1070-CSP-8510-P5150	General Fund (Measure S)

Additionally, if the City chooses to exercise the option to purchase the units at the conclusion of the 3-year rental agreement, the cost will be \$3,300 for the purchase of units with an additional maintenance cost of \$11,880 annually.

Alternative 2:

If Council elects to not enter into a 3-year rental agreement and chooses to purchase the equipment, the cost will be \$333,876 (taxes included). The cost to implement the equipment at all parks and park facilities in one year would require an additional appropriation of \$205,676 from General Fund (Measure S) fund balance.

Requesting Appropriation			
Amount	From (Account String)	To (Account String)	Funding Source
\$205,676	24275-1070-000-0000-P0000	51000-1070-CSP-8510-P5150	General Fund (Measure S)

However, if 1/3 of the parks are addressed annually, the cost for Year 1 can be covered with existing funding and no additional appropriation would be requested at this time.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

Installing aqueous zone equipment in Glendale parks and park facilities is exempt from CEQA review as a Class 1 Existing Facilities exemption because, projects consist of the repair or minor alteration of existing public facilities, involving negligible or no expansion of existing or former use.

CAMPAIGN DISCLOSURE

The names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, Subcontractors and any person or entity with more than 10% interest in the company proposed for contract in this Agenda Item Report are attached in Exhibit 1, in accordance with the City Campaign Finance Ordinance No. 5744.

ALTERNATIVES

Alternative 1: dispensing with competitive bidding and approving an agreement for the rental, delivery, and training for thirty-one (31) wall mount aqueous ozone equipment for the sanitization of restrooms and two (2) mobile pressure washers to sanitize other park facilities amenities throughout the City of Glendale in the amount of \$304,200 for a 3-year term with the option to buy at the conclusion of the term, and authorizing the City Manager or a designee to enter into and execute an agreement with eClean Technologies, LLC, in an amount not to exceed \$304,200 for a 3-year term with the option to buy at the conclusion of the term.

Alternative 2: Dispense with competitive bidding, and authorizing the City Manager or a designee, to purchase 31 aqueous ozone equipment and 2 mobile pressure washers from eClean Technologies, LLC, for a cost of \$333,876 (taxes included); and approve a resolution of appropriation if the equipment is implemented at all parks and park facilities in one year.

Alternative 3: Do not dispense with competitive bidding, authorize the Purchasing Department to proceed with a traditional bid process. This option may result in acquiring products with lesser water output and result in extended time in sanitizing the restrooms.

Alternative 4: Consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Prepared by:

Chris Peplow, Interim Park Services Administrator
Amirah Limayo, Senior Administrative Analyst

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

Exhibit 1: Campaign Disclosure Form