



CITY OF LONG BEACH

R-13

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 (562) 570-5237 Fax: (562) 570-6205

February 9, 2010

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute all documents necessary for a lease between the City of Long Beach and Lucky Auto Detailing for the use of City-owned parking structures and/or lots for the implementation of a Waterless Car Wash Pilot Program at an annual rental rate of \$1.00 for a term of six-months. (Citywide)

DISCUSSION

Since September 2007, when the Long Beach Board of Water Commissioners issued a Declaration of Imminent Water Supply Shortage, there have been many efforts to reduce Long Beach's demand for potable water. The Long Beach Water Department's aggressive water conservation campaign has reduced water use in the City, achieving a 20 percent reduction in per capita water consumption 11 years ahead of the 2020 statewide conservation mandate. While this has truly set the standard in water conservation and environmental stewardship, continued conservation is needed to ensure a sustainable supply of water for our City.

As part of Citywide sustainability and water conservation efforts, the City has put together an innovative pilot program designed to save the City money, provide a waterless alternative to car washing, reduce water used on washing City vehicles, and create green jobs in Long Beach.

The Waterless Car Wash Pilot Program (Pilot) establishes a mobile waterless car washing operation at City-owned garages, parking lots and locations catering to City fleet vehicles and private vehicles. Lucky Auto Detailing (Vendor) will operate and maintain the Pilot, using a waterless system that uses minimal water, non-toxic products and captures 100 percent of the water used, with no waste, runoff or discharge of water. The Pilot will run for six months to determine the feasibility of a permanent program.

The proposed lease between the City and Lucky Auto Detailing contains the following provisions:

- Premises: The mobile operation will have designated car-washing spaces, appropriate signage and an established schedule at the following locations:
 - City Place Garage C, 50 East 3rd Street
 - Civic Center Garage, 332 West Broadway
 - Code Enforcement Lot, 3rd at Pacific

Public access to City facilities will not be impacted by this service. The approval of all signage, mobile schedule and other aspects of the Pilot will be the responsibility of the Director of Development Services.

- Use: The Vendor will provide mobile waterless car washing services at multiple City-owned locations, standard costs set for private and fleet vehicles, and use products that are non-toxic, organic, and do not harm paint, decals, or adhesives.
- Length of Term/Options to Extend: The term shall be for six-months. This initial term shall determine feasibility and profitability, and if the Pilot is deemed successful, the City will work to continue this service. During the six-month term, the vendor is responsible for reporting the number of washes and income, broken down by month.
- Rent: The annual rent shall be \$1.00 in consideration for providing a waterless option for car washing services to City fleet vehicles and private vehicles at locations near City facilities.
- Utilities and Services: The City shall pay for all utilities and services provided to the premises.
- Parking: The City will provide City-owned garages, parking lots, City-owned locations, and designated areas/spaces for the mobile waterless car washing service.

Departments who use this waterless car wash service for City fleet vehicles will be responsible for paying these costs, as is the current practice for washing City fleet vehicles. Members of the public who use this waterless car wash service will be responsible for paying their own costs.

The car washing fees associated with this Pilot are price competitive with current car wash services. In addition, because these services will be provided at or close to City operations, there is an opportunity to save a significant amount of staff time that would otherwise be spent driving to an offsite location and waiting for the wash itself.

As a part of the Pilot program, the Long Beach Water Department plans on presenting to the Board of Water Commissioners a proposal to add an additional location at 1800 East Wardlow Road.

This matter was reviewed by Deputy City Attorney Gary Anderson on January 26, 2010 and by Budget and Performance Management Bureau Manager David Wodynski on December 29, 2009.

SUSTAINABILITY

Amid the State water crisis, it is important for the City of Long Beach to seek out new ways of permanently reducing water use. Instead of using potable water to wash these vehicles, waterless alternatives exist and can be explored through this Pilot.

A self-service or full-service car wash can use 18 to 40 gallons of water, and cleaning a vehicle with a water hose can use up to 115 gallons of water. The dirt and debris from an automobile's surface can be a combination of soils, oils, grease and other polluting compounds, and when combined with the soap and excess water runoff, can result in contamination of local soils and waterways. The waterless car wash, using a three-gallon water device, can wash approximately 20 cars, using significantly less water than traditional car washes. All products used will be non-toxic, and an absorbing mat will be used to capture all runoff, soils, oils and grease.

This Pilot supports the City's sustainability efforts:

- The Water Department's goal of reducing per capita use of potable water, exceeding the State mandate to achieve a demand reduction of 20 percent in per capita water use by the year 2020.
- The City's Sustainable City Action Plan points to ensuring a sustainable water supply through conservation and reduced dependence on imported water.

The Pilot, a partnership between the Office of Sustainability, Development Services Parking Operations, and the Long Beach Water Department, complements current water conservation programs and strategies and helps Long Beach demonstrate new ways to reduce the use of potable water.

TIMING CONSIDERATIONS

City Council action is requested on February 9, 2010, to allow the City to begin the Pilot as soon as possible in 2010, as a service to City fleet and private vehicles.

FISCAL IMPACT

There is a potential cost savings Citywide associated with this action. On average, existing car wash services for City fleet vehicles cost \$7.00 - \$15.00 per vehicle. The cost of service at each Pilot location for City fleet vehicles will range from \$6.00 for a basic exterior wash to \$10.00 for an exterior wash and interior cleaning. Where the City is charged more than \$10.00 per vehicle at existing vendors, there will be a cost savings up to \$5.00 per car, per wash. This savings will more than offset any lost parking revenue in participating garages with public parking.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



REGINALD I. HARRISON
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



PATRICK H. WEST
CITY MANAGER