



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: John Ristow
Jen Baker

SUBJECT: Amendment to the
Agreement with JCDeaux
San Francisco, LLC for
Automatic Public Toilets

DATE: June 10, 2026

Approved

Date:

6/8/26

COUNCIL DISTRICT: 3

RECOMMENDATION

Adopt a resolution authorizing the City Manager or her designee to negotiate and execute an amendment to the agreement between the City of San José and JCDeaux San Francisco, LLC for the operation and maintenance of automatic public toilets to:

- (a) Extend the agreement term from June 30, 2026, through June 30, 2027;
- (b) Increase annual compensation to an amount not to exceed \$470,805, subject to the appropriation of funds;
- (c) Authorize up to five one-year options for the City to extend the agreement beyond June 30, 2027; and
- (d) Authorize annual compensation adjustments during any exercised option term based on the Consumer Price Index for the San Francisco-Oakland-Hayward Metropolitan Statistical Area, as provided in the agreement.

SUMMARY AND OUTCOME

Approval of the recommended action will allow the City to continue operation and maintenance services for the downtown automatic public toilets (APTs) provided by JCDeaux San Francisco, LLC (JCDeaux).

The proposed amendment will extend the existing agreement for an additional one-year term through June 30, 2027, with up to five one-year options and provide an annual increase to the contract commensurate with the Consumer Price Index to account for increased operating, maintenance, labor, and servicing costs associated with

maintaining the five APT facilities. The continued operation of the APTs supports the City's broader downtown activation, public realm, and beautification goals.

BACKGROUND

APT's have been an amenity in the City's urban core since they were installed by the former San José Redevelopment Agency in 1988. The five existing APTs provide an important public amenity for residents, visitors, employees, and patrons in Downtown San José and help support cleanliness, accessibility, and public health.

APT's are located at Plaza de César Chavez, St. James Park, South 1st Street, Market and Santa Clara streets, and North 1st Street (see map below). In 2025 alone, the facilities recorded more than 120,000 total uses, demonstrating strong continued use.

APT Locations in Downtown San José



Under the current agreement expiring June 30, 2026, JCDecaux is responsible for cleaning, maintaining, repairing, and operating the APTs, including graffiti removal, daily inspections, maintenance reporting, and ensuring the facilities remain operational 24 hours per day.

ANALYSIS

Public restrooms are a critical component of urban infrastructure in high-activity downtown environments. The APT system supports sanitation, accessibility, public health, and the overall visitor experience while helping reduce quality-of-life impacts associated with the lack of available restroom facilities in dense urban areas. The facilities are particularly important during large-scale downtown events, festivals, conventions, and periods of increased pedestrian activity.

As Downtown San José continues to experience increased visitation, special events, and convention activity, maintaining reliable public amenities remains an important component of the City's broader downtown activation and beautification strategy.

The APT facilities receive consistent use throughout the year and support downtown visitors, employees, unhoused individuals, and patrons attending special events and activities in the urban core. Usage data collected during 2025 demonstrates continued activity across the facilities, with tens of thousands of annual flushes recorded across the five APTs.

The proposed amendment includes a three percent increase in compensation, from \$457,091 to \$470,805. This increase reflects rising operational costs associated with maintaining the APT system, including labor, materials, cleaning supplies, vandalism response, graffiti removal, utility coordination, and maintenance servicing. Despite increased operational costs, the APT system continues to provide substantial public benefit and remains an important public amenity supporting Downtown San José's functionality, cleanliness, and visitor experience. The five proposed one-year option terms include an annual inflationary adjustment tied to the Consumer Price Index for the San Francisco-Oakland-Hayward Metropolitan Statistical Area. This mechanism provides a predictable and transparent approach for addressing future cost escalation while reducing the need for frequent renegotiation of agreement terms.

The agreement continues to require JCDeaux to maintain the facilities in a clean, safe, graffiti-free, and operational condition, including responding to vandalism and maintenance issues during their daily inspections. The proposed amendment maintains the operational standards and performance expectations established under the current agreement.

EVALUATION AND FOLLOW-UP

Staff will continue to monitor contractor responsiveness, cleanliness standards, graffiti removal, and maintenance performance throughout the term of the agreement.

FISCAL IMPACTS

The recommended amendment increases the annual agreement amount by three percent from \$457,091 to \$470,805, resulting in an annual increase of \$13,714. Funding for the agreement is anticipated to be available within the existing budget allocations supporting downtown maintenance and operations activities, subject to the appropriation of funds.

The Department of Transportation will recommend a corresponding increase to its non-personal/equipment appropriation in the general fund as part of the development of the 2027-2028 base budget process to align funding with the annual agreement costs of \$470,805.

BUDGET REFERENCE

Fund #	Appn. #	Appropriation Name	Total Appropriation	Amount for Contract	2026-2027 Proposed Operating Budget Page*	Last Budget Action (Date, Ord. No.)
001	0512	Non-Personal/Equipment	\$25,163,717	\$470,805	766	N/A

* The 2026-2027 Proposed Operating Budget was released on May 2, 2026, approved on June 9, 2026, and is scheduled to be adopted on June 16, 2026, by the City Council.

COORDINATION

This memorandum was coordinated with the City Attorney’s Office, City Manager’s Budget Office, City Manager’s Office of Economic Development and Cultural Affairs, Planning, Building, and Code Enforcement Department, and the Department of Transportation.

PUBLIC OUTREACH

This memorandum will be posted on the City Council Agenda website for the June 23, 2026 City Council meeting. Additional outreach to downtown stakeholders, including Team San Jose, the San Jose Downtown Association, and other downtown business stakeholders, was conducted between January and May 2026.

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BOARD, COMMISSION, COMMITTEE RECOMMENDATION AND INPUT

No board, commission, or committee recommendation or input is associated with this action.

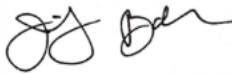
CEQA

Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/
JOHN RISTOW
Director
Department of Transportation


JEN BAKER
Director of the City Manager's
Office of Economic Development
and Cultural Affairs

For questions, please contact Elias Khoury, Division Manager, Department of Transportation, at elias.khoury@sanjoseca.gov or (408) 975-3707, or Michael Lomio, Assistant to the City Manager, City Manager's Office of Economic Development and Cultural Affairs, at michael.lomio@sanjoseca.gov or (408) 823-7464.