

Main Street Unionville Public Washrooms

General Committee

November 14, 2016

Purpose / Agenda

The purpose of the presentation is report back on the results of the Unionville Washroom Feasibility Study and obtain endorsement to conduct consultation to confirm the preferred location.

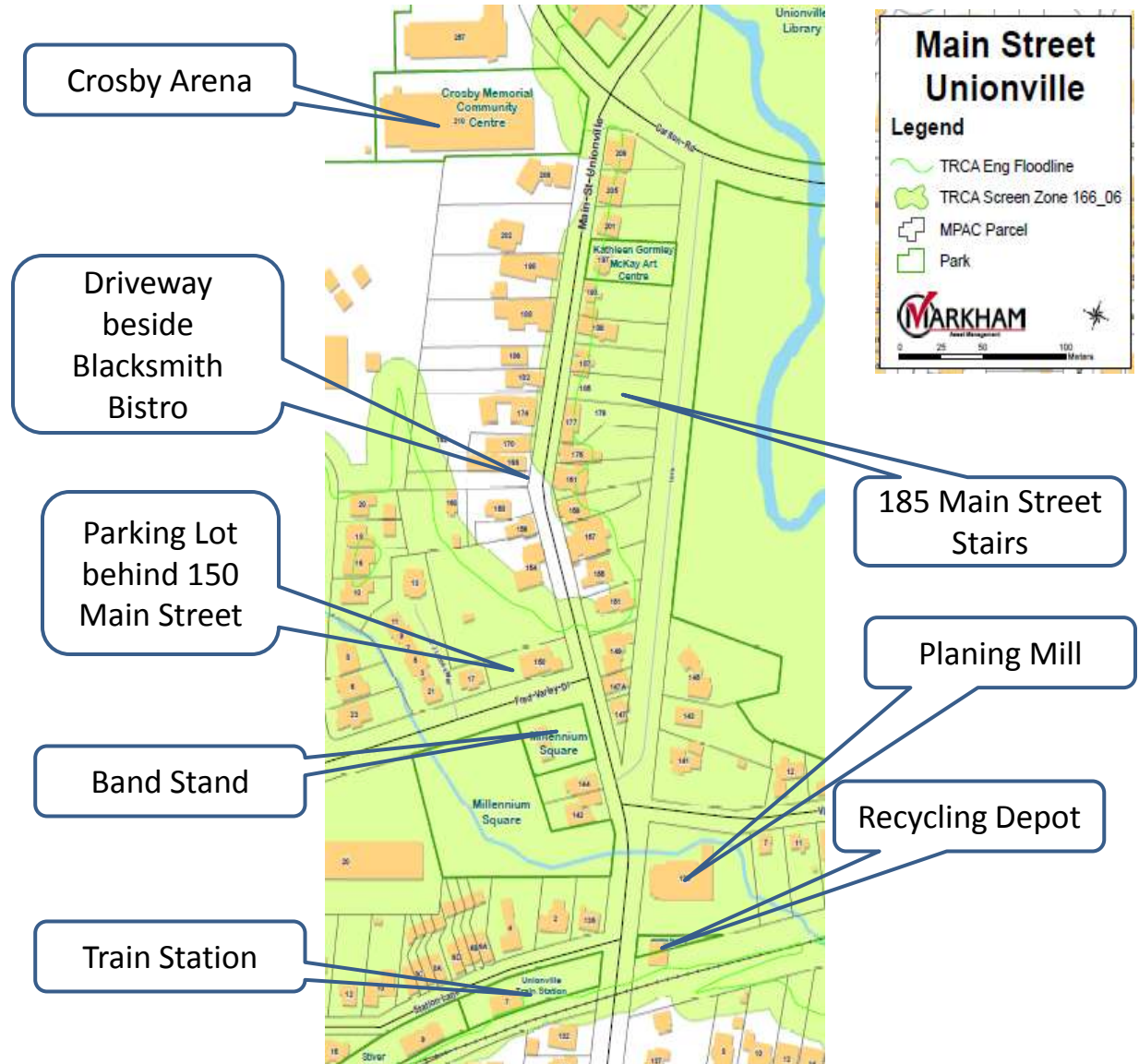
1. Request by Council and Budget Subcommittee
2. 2008-2011 Evaluation Summary
3. Location of Public Washroom
4. 2016 Feasibility Study Results and Evaluations
 - a. Evaluation
 - b. Recommendation
 - c. Challenges and Risks
5. Summary
6. Next Steps
7. Resolution

1. Request by Council and Budget Subcommittee

- Resolution of Council Meeting No 18 Dated September 23 & 24, 2014
 - In part: “That staff be directed to report on the evaluation of washrooms for Main Street Unionville...”
- 2016 Budget Councillor Request:
 - Unionville Revitalization Plan - Construction of Unionville washrooms for Main Street Unionville as per Unionville Revitalization Plan.
 - \$35k was approved for a feasibility study for public washrooms on Main Street Unionville

2. 2008-2011 Evaluation Summary

- Staff investigated potential locations
- Series of public meetings conducted
- Resulted in neither a confirmed location nor an approved design



3. Location of Public Washroom

- Unionville Main Street Community Vision Plan – DSC endorsed in January 2015 identified 185 Main Street:
 - “The East Side piazza is at the mid-point or apex of the Main Street and is the logical place to locate public washrooms and an accessibility lift...
- Evaluation:
 - Extending the footprint of the site into the flood plain is impractical in isolation of adjacent development
 - Developing without the future parking structure and adjacent land development will be impractical



3. Location of Public Washroom

- However, although the concept (extending the land through a parking garage) by the Vision Plan is not feasible at this time, the recommended location of the washroom will be adopted for the purpose of the feasibility study. Further, UBIA also agrees that 185 Main Street is the ideal location.
- Placing the washroom adjacent to the sidewalk before the grade changes is feasible
- Staff also explored alternative location opportunities to lease an existing property for public washroom purposes - unfortunately, no opportunity was available along the street



4. 2016 Feasibility Study

- As part of the approved 2016 Capital Budget, Staff conducted a feasibility study (\$25,000) for the Unionville Main Street Public Washroom
 - Location: 185 Main Street
 - Functional Requirement: Two universal washrooms (272 sf)
- Options evaluated:
 - Option 1: Using Standard Construction
 - Option 2: Prefabricated Construction
 - Option 3: Self Cleaning Prefabricated Construction (Urbenblu, Quebec)



4. 2016 Feasibility Study

- The following items were evaluated for each option:
 - Fixed construction cost: water, sewer, electrical connections, site preparation, foundation, and landscaping
 - This cost is consistent for all three options
 - Variable construction cost: building, finishes
 - Yearly maintenance cost: open/closing, refill supplies, cleaning
 - Life cycle impact: assumed over 20 years
- The following aspects were considered:
 - Ability for the options to meet heritage requirements: premium added to standard prefabricated buildings
 - Ability to provide Universal Washroom design
 - Schedule impact: ability to control schedule
 - Competitive bidding: ability to bid competitively

4. 2016 Feasibility Study Estimated Costs

		Option 1 – Standard Construction	Option 2 – Prefabricated Construction	Option 3 – Self Cleaning Prefabricated Construction
Design Costs	A	\$62,000	\$59,000	\$59,000
Fixed Construction Costs	B	\$240,000	\$240,000	\$240,000
Variable Construction Costs	C	\$130,000	\$140,000	\$295,025
Total Design and Construction	D = A+B+C	\$432,000	\$439,000	\$594,025
Yearly Maintenance Cost	E	\$40,000	\$40,000	\$20,000
NOTE:			Included premium: •Heritage design •Set utility connection •Universal washroom design	

4. 2016 Feasibility Study - Evaluation

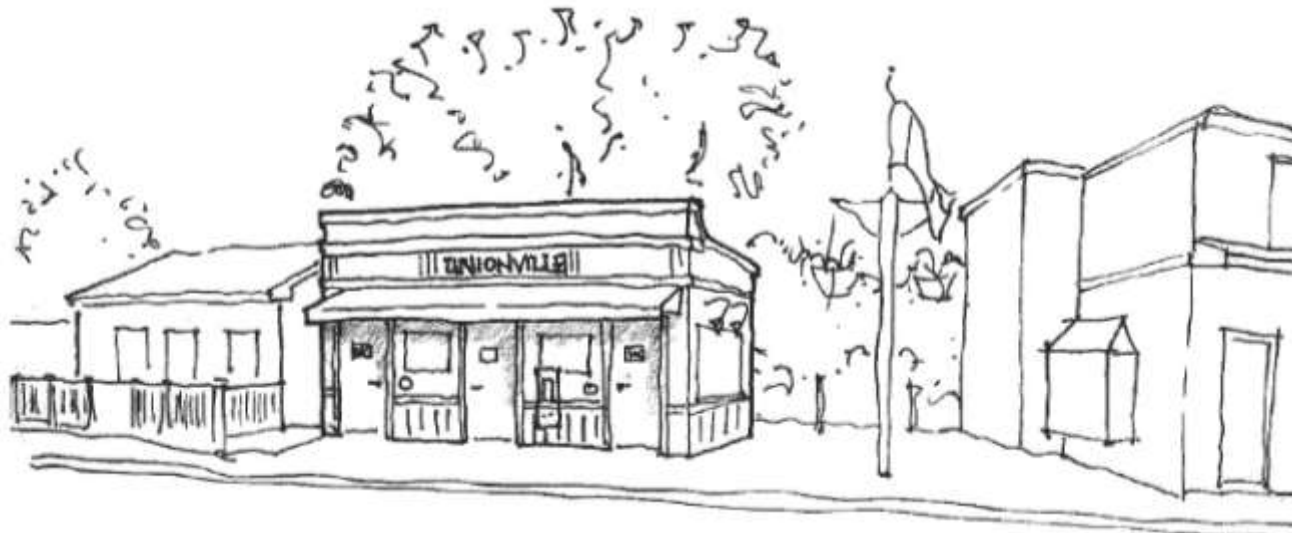
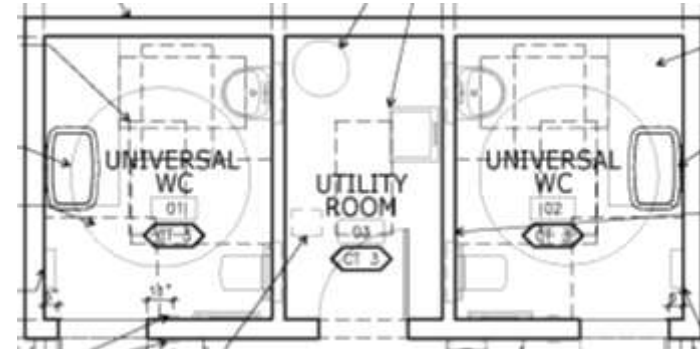
- Variable Building Cost: Option 1 (standard construction) and 2 (prefabricated construction) is equally economical, while Option 3 (self cleaning) has the highest building cost
- Yearly Operating Maintenance Cost: higher for Option 1 and 2 compared to Option 3
- Heritage Requirements: For Option 2 and 3, the selected prefabricated washroom vendor cannot finalize the customized design until the contract is awarded, therefore, there is a risk to meet Heritage requirements. Option 1 allows City to meet requirements
- Universal Washroom requirements: Selected washroom vendor may be from out of Province or USA where building codes are different. Customization will be required to meet the AODA Universal Washroom layout for Option 2 and 3
- Schedule Impact: Schedule is dependent on prefabrication company for Option 2 and 3, while less dependent on weather compared to Option 1
- Competitive bidding: Limited competitive bidding under Option 3

4. Recommendation on Method of Construction

Option 1 – Standard Construction

Method of Construction: Standard construction
at \$432,000

- Lowest building construction cost
- Ability to meet heritage requirements
- Ability to design to meet Universal Washroom per AODA requirements



4. Challenges and Risks

- Road Closure: partial road closure will be required to bring services from west side of Main St.
- Tight and Difficult Site Conditions:
 - Site topography requires engineered backfill, shoring, foundation work and other temporary construction measures
 - Lack of staging/storage space on site will require diligent planning and coordination for 'Just-in-time' delivery
- Dirt, Dust, Noise: Construction will generate blowing dirt and dust, and noise around the site
- Construction phasing/scheduling to minimize impact to businesses and ensure safety increases overall cost of project:
 - Consider schedule work in low seasons (e.g. late fall, winter, spring) and not prime construction season (summer)
 - Occupancy in adjacent buildings and pedestrian walkways will require selective work to be completed after hours
- Risk of unknown conditions below grade (e.g. existing pipes, contaminated soils, etc) which could lead to additional costs and delay in schedule

5. Summary

- Feasibility Study Result:
 - Based on location: 185 Main Street
 - Based on functional requirement: two universal washrooms (272 sf)
 - Method of Construction: Standard construction at \$432,000
 - Lowest building construction cost
 - Ability to meet heritage requirements
 - Ability to design to meet Universal Washroom per AODA requirements
- Historic Unionville Community Vision Committee:
 - The Community Vision Committee noted that the placement of the washroom structure would be a very prominent feature on the streetscape due to the land available.

6. Next Steps

1. Conduct consultation to confirm location of public washroom
 - BIA
 - Unionville Ratepayers
 - Neighbors of 185 Main Street
 - Historic Unionville Community Vision Committee
 - Host public meeting on Main Street Unionville to obtain comments on location
2. Report back on preferred location
3. Seek approval for construction project . Project planning & design in 2017
4. Project construction in 2018

7. Resolution

- THAT the presentation entitled “Main Street Unionville Public Washrooms” be received; and
- THAT Staff be authorized to conduct consultation with Historic Unionville Community Vision Committee, BIA and neighbors/public to determine preferred location;
- THAT Staff report back on the findings of the consultation undertaken on the location of Unionville public washroom;
- AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.