



City of Richmond

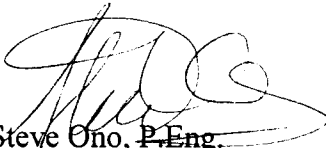
Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Steve Ono, P.Eng. Director, Engineering
Re: Richmond Nature Park – Accessible Washroom/Interpretation Kiosk

Date: February 7, 2003
File:

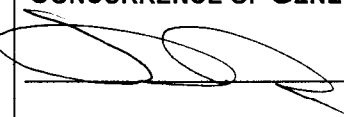
Staff Recommendation

That the Richmond Nature Park – Accessible Washroom/Interpretation kiosk project proceed as approved in the 2003 Capital Plan.



Steve Ono, P.Eng.
 Director, Engineering

Att. 2

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Recreation & Cultural Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

At the Parks, Recreation and Cultural Services Committee on January 28, 2003, it was resolved that:

1. *staff provide a detailed cost breakdown for the facility; and,*
2. *the funds approved as part of the 2003 Capital Budget not be spent at this time.*

This report is in response to that resolution.

Analysis

The budget breakdown and Capital Project submission sheet for the proposed handicapped accessible washroom and interpretive kiosk at Richmond Nature Park is attached as Appendix A of this report. The total budget approved in the 2003 capital program for this project is \$150,000.

This proposed facility is multi-purpose. It will provide handicap accessible/family friendly, men's and women's washrooms as well as providing space for information and interpretive displays. The kiosk will also provide an identifiable start to the trails.

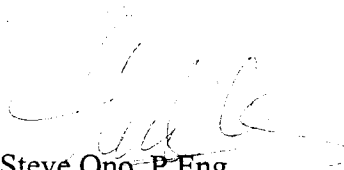
The handicap accessible washroom feature is important because there are currently no handicapped accessible or "family friendly" washrooms at the Nature Park while the Nature House and the inner boardwalk are wheelchair accessible, and advertised as such.

Financial Impact

The Richmond Nature Park Washroom/Interpretation Kiosk Project is included in the approved 2003 capital plan. Therefore, there is no financial impact resulting from this recommendation.

Conclusion

The Richmond Nature Park Washroom/Interpretation Kiosk Project will provide handicapped accessible and "family friendly" washrooms as well as visitor interpretive facilities within an important, natural Richmond amenity.



Steve Ono, P.Eng.
Director, Engineering

SO:so

Appendix A
Capital Project Sheet and Budget Breakdown



City of Richmond Capital Project Submission

Date: September 7, 2001

Project Year: 2003

Submitted by: Jane Fernyhough

Project Name Richmond Nature Park - accessible washroom/interpretation kiosk

Project Location Richmond Nature Park

Estimated cost \$150,000.00

Project Scope (Should be a detailed description of project)

Freestanding washroom building (not attached to existing buildings) with water and electricity. As part of this building a visitor and interpretation kiosk with a small room.

Stakeholder Justification (including alternate funding sources)

Currently there are no handicapped accessible washrooms at the Nature Park. The Nature House and the inner boardwalk are wheelchair accessible and advertised as such. As well, the visitor kiosk will provide a start to the trails and Nature Park features and will provide a space for information and interpretation when staff are not available.

Richmond has an accessibility policy and has been working to ensure that facilities are welcoming to all. Washrooms are an integral part of ensuring a service is accessible and therefore contributes to the livability of the community for all citizens.

Over 90,000 people visits were recorded in 2000 as drop in visitors; program participants; school groups; and special events.

Cost breakdown

Roads	\$0.00
Storm Sewer	\$0.00
Waterworks	\$0.00
Sanitary Sewer	\$0.00
Building Construction	\$0.00
Land Acquisition	\$0.00
Park Development	\$150,000.00
Vehicle Purchases	\$0.00
Local Improvements/Nics	\$0.00
Computer cost	\$0.00
TOTAL	\$150,000.00

Impact of Capital Project on Operating Budget \$2,100.00

Division Priority (check one) **1** **2** **3** **NR**

Comments

Modified (project name) Oct 21/02 by J.Klassen as per J. Erceg.

Consequences of not proceeding with the project:

The Nature Park will continue to be an unwelcome place for people with disabilities.

City of Richmond - Facility Management
Project Development Budget

Richmond Nature Park - Accessible Washroom
Project # FM03 -

Hard Costs			
Description	Unit Cost	Sq.Ft.	Total
Substructure	\$ 8.00	500	\$ 4,000
Structure	\$ 20.00	500	\$ 10,000
Exterior Enclosure	\$ 30.00	500	\$ 15,000
Partitions & Doors	\$ 10.00	500	\$ 5,000
Interior Finishes	\$ 15.00	500	\$ 7,500
Fittings & Equipment	\$ 10.00	500	\$ 5,000
Mech., HVAC, Plumbing	\$ 16.00	500	\$ 8,000
Sprinkler System	\$ -	500	\$ -
Electrical, Fire Protection	\$ 20.00	500	\$ 10,000
On Site development	\$ 6.00	500	\$ 3,000
Landscaping	\$ 4.00	500	\$ 2,000
Site Servicing and Utilities	Cash Allow		\$ 15,000
Sub Total	\$139.00		\$ 84,500
G.C. Mgmt Fee	5%		\$ 4,225
Div 1 General Conditions	10%		\$ 8,450
			\$ 12,675
Construction Total			\$ 97,175
Soft Costs			
Description	%		Total
Consultant Design Team	10.0%		9,718
Disbursements	2.5%		\$ 2,429
Design Const. Contingency	10%		\$ 9,718
Furnishing & Equipment	5%		-
Off Site Development	5%		4,858.75
Permits & Licenses	1.0%		\$ 972
Richmond DCC	\$2.36	0	\$ -
GVRD DCC	\$ 0.505	0	\$ -
Soft Cost Total			\$ 27,695
Combined Total			\$ 124,870
Project Mgr - Civic Buildings	0%		\$ -
General Overhead Rate	11%		\$ 13,736
Federal G.S.T @ 3%	4.0%		\$ 4,995
Tax Total			\$ 18,730
Grand Total			\$ 143,600

Project Component List	
Description	Area SF
Mens Washroom	80
Female Washroom	80
Accessible W/room	100
Janitor Closet	32
Interpretation Ctr.	200
Total SF	492