



City of Richmond

Report to Committee

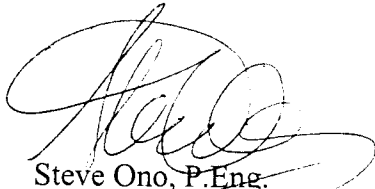
To: Parks, Recreation and Cultural
Services Committee
From: Steve Ono, P.Eng.
Director, Engineering
Re: **Richmond Nature Park**
Accessible Washroom / Interpretation Kiosk

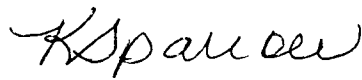
Date: June 19, 2003

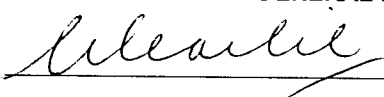
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Staff Recommendation

1. That the Richmond Nature Park Accessible Washroom/Interpretation Kiosk Report dated June 19, 2003 from the Director of Engineering and the Director of Recreation and Cultural Services be received for information.


Steve Ono, P.Eng.
Director, Engineering


Kate Sparrow
Director, Recreation & Cultural Services

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Facility Management.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

At the Regular Council Meeting on March 10, 2003 it was resolved:

1. That the Richmond Nature Park – Accessible Washroom/Interpretation Kiosk project proceed as approved in the 2003 Capital Plan.
2. The results of the tendering process be presented to Council prior to the project proceeding.
3. That the project budget not exceed \$100,000 and that staff report back to the Parks, Recreation & Cultural Services Committee on a revised scope for the project prior to proceeding further.

This report responds to item 3. above.

Background

The Nature Park enjoys popular use of its trail system and averages 400+ visitors a day to the building in the summer. The Nature Park facilities, promoted as accessible for the handicapped, are programmed space receiving several school groups of 30 persons each on a daily basis.

Currently, there are two washrooms inside the Nature House which accommodate regular wheelchairs but not motorized scooters. They are available to visitors only when the House is open and staffed. There are two washrooms at the Kinsmen Pavilion accessible from the outside but they are not wheelchair (or scooter) accessible. Also, the septic system for the Nature Park washrooms often experiences stress, as the design capacity did not anticipate the current level of use.

Adjacent to the parking lot there is a small platform and information sign, used as a gathering point for park interpretation tours and programs. While it accommodates small groups, it does not adequately accommodate large groups or the average class size. Often these groups will gather and spill over into the paved parking areas, inhibiting efficient use of the limited parking lot and causing safety concerns.

The current facilities do not adequately address the user needs for a scooter accessible washroom; open to visitors from dawn to dusk; and a larger covered interpretive kiosk located at the trail head.

The original scope of work at the proposed budget of \$150,000 was for a combined washroom / interpretation kiosk that would act as a sheltered gathering place for classroom and group orientation. The washrooms were to include a separate, unisex, scooter accessible, washroom that would also function as a family washroom. The advantage of a separate family washroom provides the comfort for an assistant / parent of the opposite sex to accompany the user. It was to be located so as not to interfere with the parking lot, thereby reducing safety concerns, and would also act as the natural gateway to the path system. The new washroom facility would be open to the public from dawn to dusk.

Analysis

As a benchmark, the costs for constructing a typical Trail Washroom were used as a comparison. The most recent tender for a typical Trail Washroom was \$67,000 plus taxes for the 226 sq. ft. Minoru Park washroom building in April 2003. This washroom consists of one men's washroom, and one women's washroom accessible by wheelchair as defined by the BC Building Code, but not large enough to accommodate scooters that are gaining popularity. The washrooms do not include baby change tables.

The Minoru project will be delivered within the allocated total project budget of \$90,000. Other costs include the 5% administrative overhead, design fees, taxes, etc and project contingency.

All trail and park washrooms are designed to a commercial standard utilizing concrete block structure, institutional grade plumbing fixtures, commercial grade hardware, and electrical systems to respond to the heavy use. A reduction in these standards and a wood frame construction could result in capital cost savings depending upon market conditions at the time of tender. However, these reduced building standards would decrease the anticipated life of the facility. A wood structure may also be more easily damaged than concrete block resulting in higher annual operating costs for maintenance and repairs.

The Minoru location is serviced by sanitary sewers, and the foundations are of conventional design. The Nature Park is not serviced by sanitary sewer; therefore, a new septic tank and field or a holding tank of sufficient capacity is required. The new washroom facility would be located at grade adjacent to the existing septic tank & field currently servicing the Kinsmen Pavilion. The condition of the septic system would be surveyed and upgraded to accommodate the frequency of visitors. The soils at the Nature Park are peat bog and will require upgraded structural foundations to suit these unstable conditions.

The following table illustrates the anticipated costs of a typical concrete block trail washroom located within the Nature Park and are based on the recent Minoru tender:

REVISED SCOPE OF WORK	ESTIMATED COSTS
Base Building Construction, 226sq.ft. (per Minoru Tender & incl. permit)	\$67,000
Septic system (tank and/or field)	\$15,000
Geotechnical analysis, foundation design and site plan	\$ 9,000
Overhead (5% of total budget)	\$ 5,000
Taxes (4% Net GST)	\$ 4,000
Contingency	\$ 0
TOTAL	\$100,000

This total reflects the market conditions as of April 2003, and could change upon tender.

It is important to note that this revised scope and \$100,000 budget:

- does not allow for contingency. A contingency allowance of at least 5% should be considered for a project of this type in an area of poor soil conditions.
- does not allow for scooter accessibility or a family washroom.
- does not include an interpretive kiosk as originally identified in the 2003 capital project submission.

Financial Impact

There is \$150,000 for this project already included in the approved 2003 Capital Program.

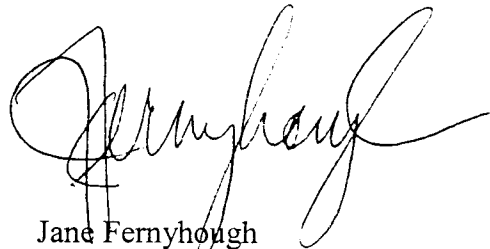
Conclusion

A total project budget of \$100,000 may accommodate a typical trail washroom at the Nature Park. However, given the location and the limitations of the existing septic system, the design would be modified to upgrade the foundations and the septic system. The size of this budget would be limited by the lack of contingency for unforeseen conditions. The project would not deliver the original requirements of the proposed washroom / interpretive kiosk which addressed all of the user needs in particular those visitors using scooters.



Mary Brunet, MAIBC
Project Manager

MB:cmm



Jane Fernyhough
Manager of Heritage and Cultural
Services