



Staff Report

Operations

Report To: Special Committee of the Whole
Meeting Date: January 19, 2022
Report Number: CSOPS.22.006
Title: Arthur Street West Parking Lot Update
Prepared by: Mike Humphries, Senior Infrastructure Capital Project Coordinator

A. Recommendations

THAT Council receive Staff Report CSOPS.22.006, entitled "Arthur Street West Parking Lot Update";

AND THAT Council approve an increase in the project budget by \$329,500 from \$410,000 to \$739,500 to allow for the final design, tendering, contract administration and construction of the Arthur Street West Parking Lot, to be funded from Parking and By-law Development Charges;

AND THAT Council endorse the additional items as outlined in the body of the report at an additional cost of \$100,500 to be funded from unfinanced until an appropriate funding source can be identified;

AND THAT Council direct staff to proceed with a Request for Tender for the construction of the Arthur Street West Municipal Parking Lot.

B. Overview

This report includes a presentation by the Town's consultant WT Infrastructure and provides Council with an update on the consultation efforts, design, and budget for the Arthur Street West Parking Lot. This report also requests an increase in project budget as a result of consultation, design input, and estimated construction costs.

C. Background

In 2020, the Town purchased the property at 15/17 Arthur Street West. The property is located next to the TD Bank parking lot in the downtown area of Thornbury. The property is approximately 2600 square metres and is covered in mostly grass with a few existing trees and remnants of old driveways and foundations. There was an existing residential home located on the northeast quadrant of the property which was recently demolished by the Town and backfilled with gravel. For the summer of 2021, Muskoka chairs and picnic tables were installed, and the property was used as a temporary "Community Space".

The Town is now developing this lot to provide additional parking for the downtown core. WT Infrastructure was retained in April 2021 to complete the detailed design and construction administration. The design includes a small hard surfaced parking lot to maximize parking potential with consideration for drainage and stormwater management, lighting, landscaping, ducting for future electric vehicle charging stations, bicycle corral, and snow storage. The design is approximately 90% complete and will be ready to tender in February 2022 for construction in May/June 2022 provided MECP approvals are received.

D. Analysis

This project was included in the 2021 budget for \$410,000. This included \$50,000 for engineering, \$320,000 for construction and \$40,000 for contingency. The engineering costs alone are \$97,500 which now leaves \$312,500 for construction. WT Infrastructure provided a 90% Engineers Estimate of projected construction costs of \$645,500 plus a \$97,000 (15%) contingency. The total estimated construction cost including contingency is \$742,500 plus the \$97,500 already committed for engineering resulting in a total estimated project cost of \$840,000.

Cost Increases

Approximately 20% of the increased project costs are related to the new Excess Soil Regulation. The requirements of the New Excess Soil Regulation were phased in throughout 2021 and are now in full effect as of January 1, 2022. The Town has seen a substantial increase in 2021 related to testing, tracking and reuse/disposal of excess soil. Costs related to the management of excess soil are expected to be over \$90,000.

The construction costs increased due to higher estimated unit pricing and quantity adjustments with the detailed design. In general, we have seen 20% to 65% increase in construction unit costs over the last 2 years. A good example is asphalt which has increased from under \$100 per tonne in 2019 to over \$165 per tonne in 2021. The additional cost of asphalt alone on this project is estimated at over \$50,000. The estimated cost of storm sewer/stormwater management increased by approximately 35% or \$40,000 and the estimated cost of the parking lot lighting has doubled from \$40,000 to \$80,000.

Additional Items

The scope of the project was expanded during the consultation phase of the project. A 6 m wide concrete bicycle and pedestrian plaza including bike lockers was added at a cost of \$80,000. Solid wood fencing was also added to provide a screen for the residences along the rear of the lot at a projected cost of \$12,000. Additional landscaping including xeriscaping was added at an additional cost of \$8,500.

Additional Item	Estimated Cost
Bike Lockers	\$50,000

Concrete Pad and lighting for Bicycle Plaza	\$30,000
Additional Landscaping (xeriscaping)	\$8,500
Fencing	\$12,000
Total Additional Items	\$100,500

Due to the expanded scope and significant estimated cost increase, staff are seeking Council's endorsement prior to proceeding to tender for construction. The estimated costs are from the Town's consultant and are the basis for the budget increase request. Staff note that recent Capital projects have seen escalating costs associated with both engineering design and construction and that it is difficult to gauge if costs will continue to rise into the 2022 construction season. The estimate and budget increase request are based on the best information available at this time.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Conduit for future vehicle charging stations is being provided to promote electric vehicle use and help reduce emissions. Solar lighting is being provided as a sustainable alternative. An oil grit separator is being incorporated into the stormwater design to help remove debris and sediment as well as capture oil and pollutants. Existing trees are being preserved where possible and new low maintenance drought resistant trees, shrubs and grasses (xeriscaping) are being provided.

G. Financial Impacts

The original budget of \$410,000 from 2021 was to be fully funded from Parking and By-law Development Charges however some of the items added during the consultation phase are outside of the scope of Development Charge funding. If Council approves the expanded scope staff will bring back a report for the additional items identified above (i.e. the bicycle and pedestrian plaza estimated at \$80,000 and the rear fence estimated at \$12,000) once the project is complete. Staff are currently assessing funding sources for the additional items (i.e. application of gas tax funding, etc.).

H. In Consultation With

Shawn Carey, Director of Operations

Jim McCannell, Manager of Roads and Drainage

Sam Dinsmore, Deputy Treasurer / Manager of Accounting and Budgets

Jason Petznick, Communications Coordinator Capital Projects

I. Public Engagement

Virtual Design Workshops were held with the BIA Board of Directors and adjacent landowners on September 14, 2021, at the Concept (30%) Design stage to gather feedback on the initial concept design. The Town's Sustainability Committee was also consulted at the Concept Design Stage.

A second Virtual Design Workshop was held with the BIA Board of Directors on December 1, 2021, to present the Final (90%) Design and rendering. On December 14, 2021, adjacent landowners were sent the 90% design presentation along with a letter outlining the changes that had been made to the design based on the feedback received at the meetings on September 14, 2021. A summary of the comments and concerns and how they are being addressed can be found in the attached presentation.

The 90% Design is also being presented to the Grey County Joint Accessibility Advisory Committee on January 17, 2022, for review and comment prior to finalizing the design.

Any comments regarding this report should be submitted to Mike Humphries, Senior Infrastructure Capital Project Coordinator
engineeringdesign@thebluemountains.ca.ca.

J. Attached

1. Attachment 1- Presentation

Respectfully submitted,

Mike Humphries
Senior Infrastructure Capital Project Coordinator

Shawn Carey
Director of Operations

For more information, please contact:
Mike Humphries, Senior Infrastructure Capital Project Coordinator
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519-599-3131 extension 277

Report Approval Details

Document Title:	CSOPS.22.006 Arthur Street Parking Lot.docx
Attachments:	- Attachment 1 Detailed Design Presentation.pdf
Final Approval Date:	Jan 6, 2022

This report and all of its attachments were approved and signed as outlined below:

Shawn Carey - Jan 6, 2022 - 1:25 PM



Arthur St. Municipal Parking Lot

Detailed Design Presentation

PRESENTATION OUTLINE

Background

Consultation Outcomes

Design Components

Innovative Approaches

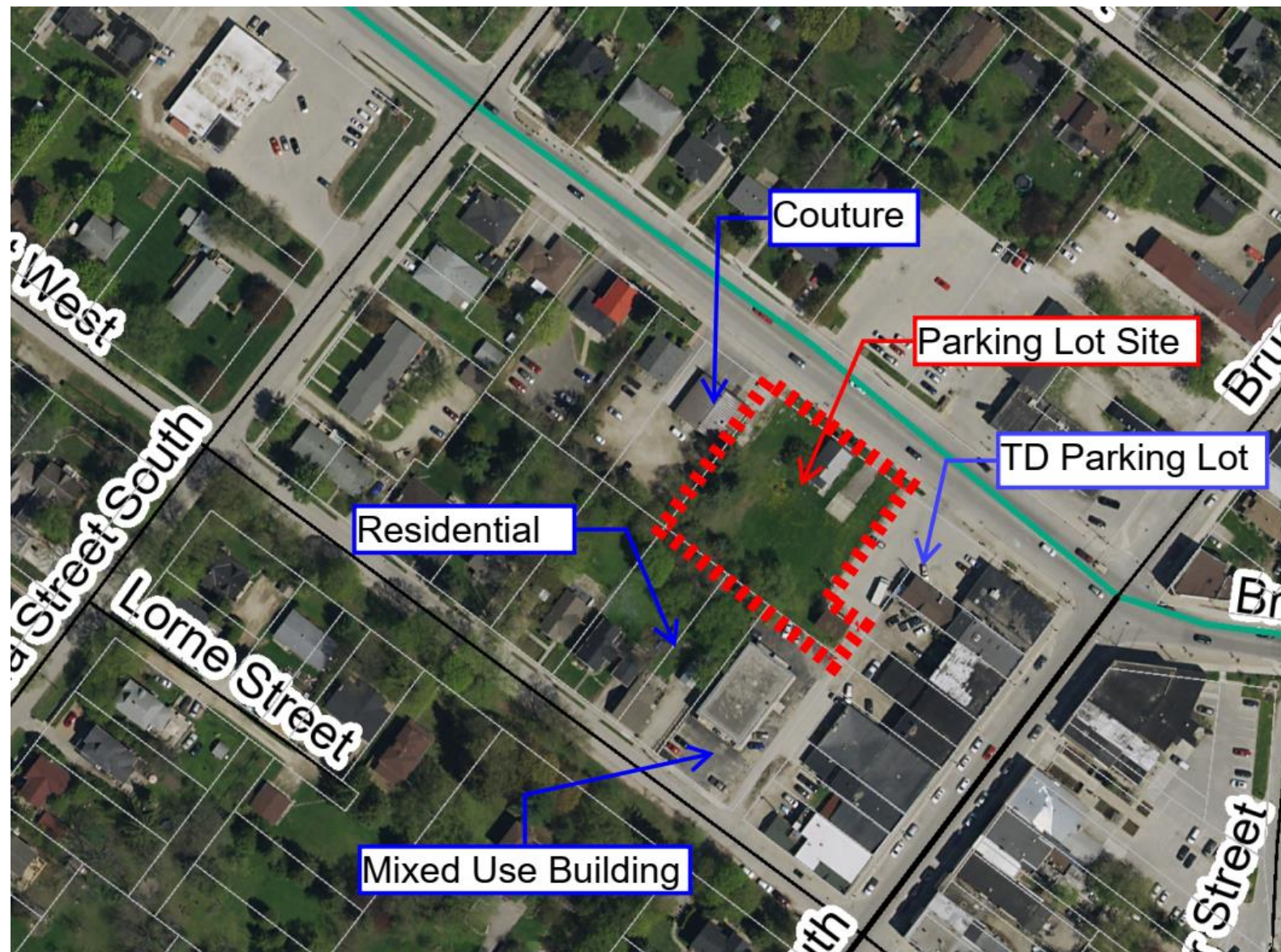
Schedule

Next Steps

Questions

BACKGROUND

- Property Purchased by Town in 2020.
- Proposal for small hard surfaced parking lot
 - Stormwater Management
 - Lighting
 - Allowance for EV charging
 - Bicycle Parking
 - Paid Parking Options



CONSULTATION OUTCOMES



Adjacent Landowners

- Fencing
 - Solid wooden fencing to be extended.
- Noise/Pollution Buffer
 - Black Spruce trees in areas where viable.
- Lighting
 - Lighting to be Dark Sky compliant.
- Snow Storage
 - Clearly defined area to southeast corner.

BIA

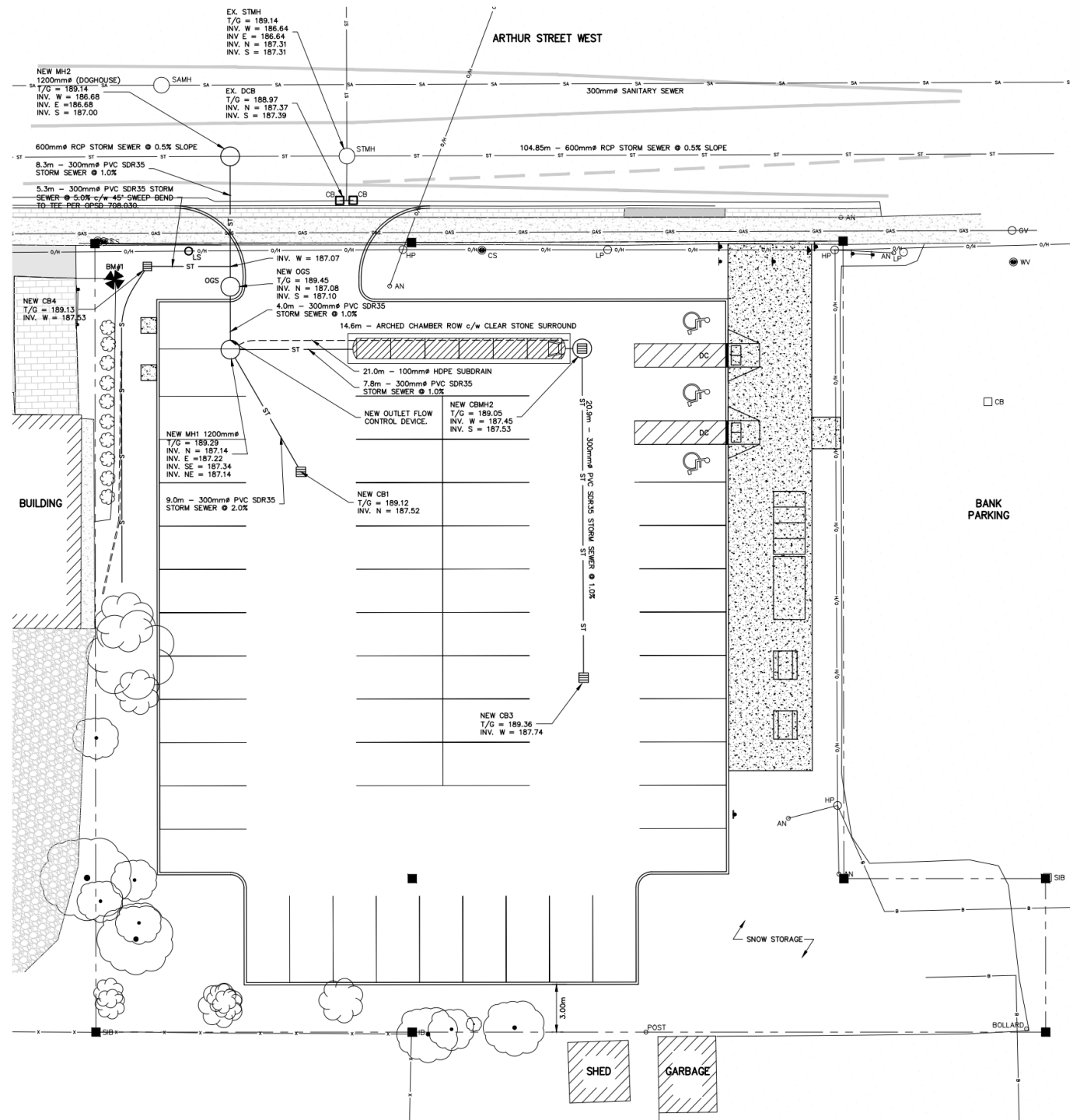
- Exit to Louisa/Laneway Access from Louisa
 - Landscaping to discourage traversing through rear-yard.
- Motorcycle Parking
 - No specific motorcycle parking provided.
- Left Turn Access
 - Will coordinate for signage, but no works on Arthur are proposed.
- Access to TD Property
 - Walkway to promote pedestrian flow.
- Winter Colour
 - Mixture of plantings to provide some seasonality.
- Washrooms
 - No washrooms being provided.

- Unsignalized Entrance off Arthur Street
- Forty-nine (49) Standard Parking Spaces
- Three (3) Barrier Free Parking Spaces
- Concrete Bicycle and Pedestrian Plaza
- Enclosed and Open Bicycle Lockers
- Native Landscaping/Xeriscaping



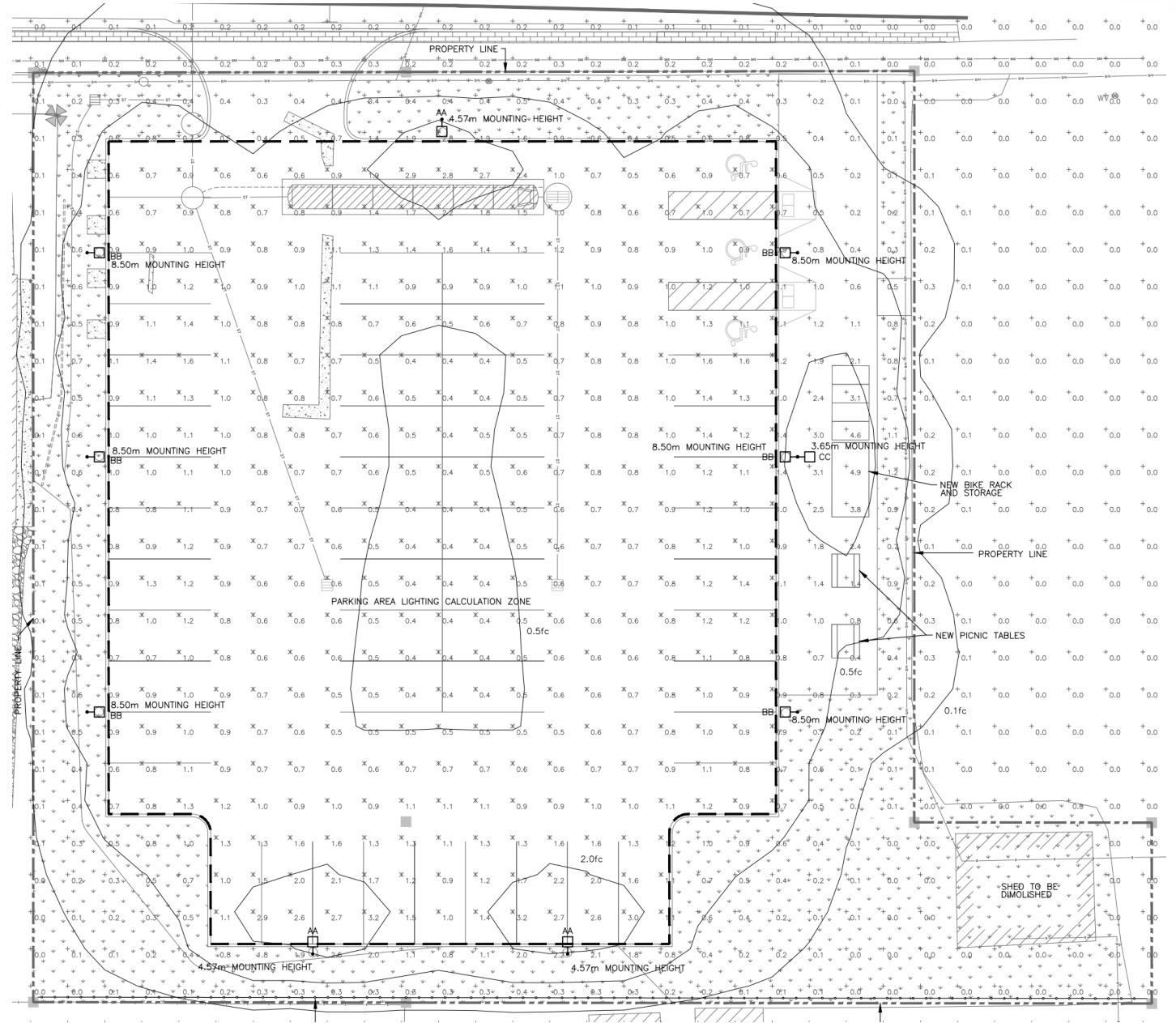
DRAINAGE DESIGN

- Controlling run-off from site to match current discharge quantity.
- Underground storage tanks to minimize peak flow off-site.
- Oil/Sediment Interceptor to remove any contaminants before entering municipal storm sewer.
- Drainage patterns to minimize flow across driven areas during snow melt.



LIGHTING DESIGN

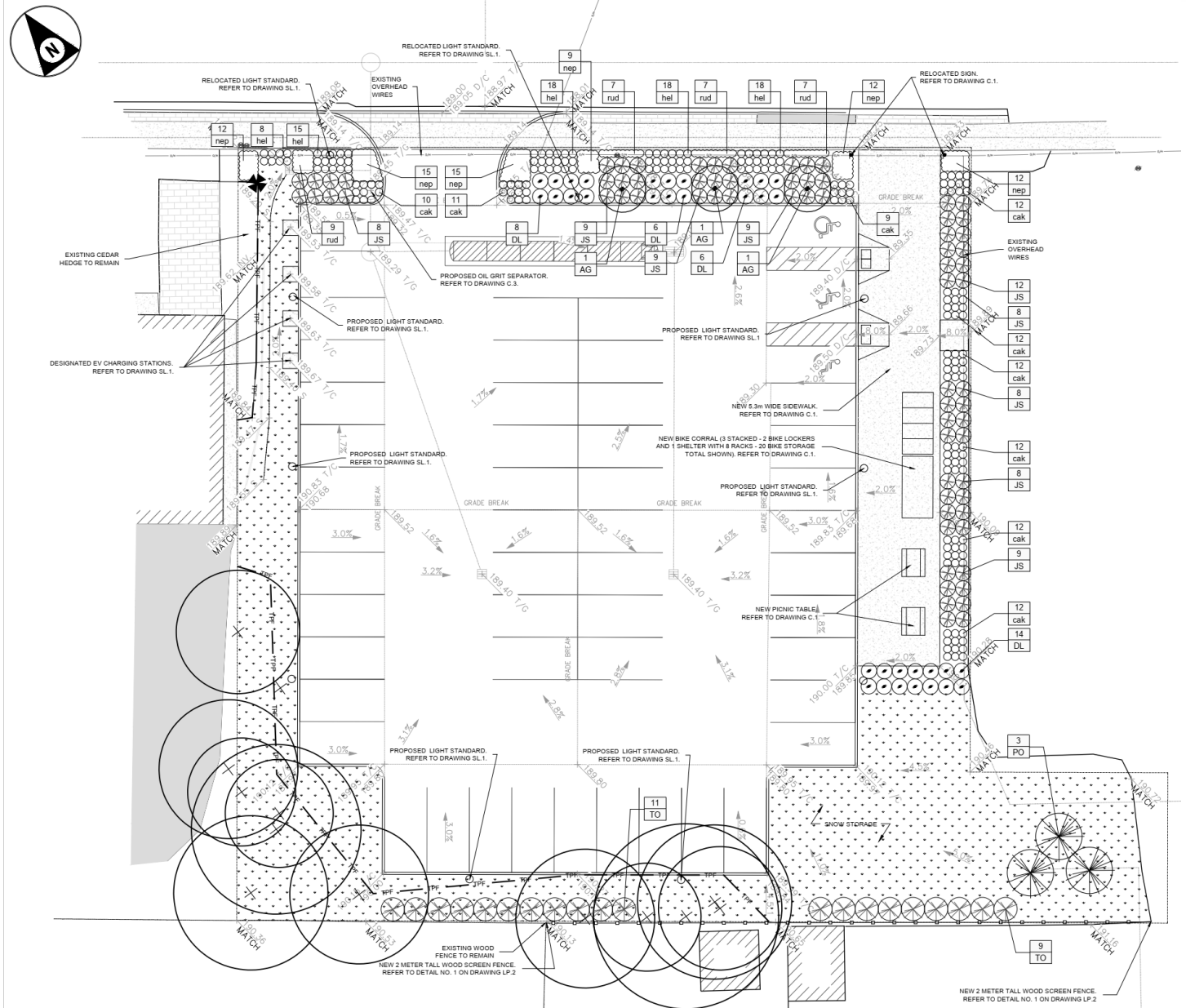
- Solar Lighting
- Six (6) – 8.5 m (28') poles
- Three (3) – 4.57 m (15') poles
- One (1) – 3.65 m (12') lamp for bicycle rack lighting.
- No light spillage onto residential area.
- Minor spillage onto TD Parking Lot
- Lighting around perimeter and solar lighting has a cost impact.



LANDSCAPE DESIGN

- Trees (26)
 - Serviceberry
 - Spruce
- Shrubs (114)
 - Honeysuckle
 - Juniper
- Grasses and Perennials (284)
 - Feather Reed Grass
 - Catmint
 - Black-eyed Susan

Drought resistant once established and low maintenance.



PROPOSED LANDSCAPING MATERIALS

PARKING LOT PLANT MATERIAL



HACKBERRY



SERVICEBERRY



BLUE OAT GRASS



PURPLE CONEFLOWER



FEATHER REED GRASS



BUTTERFLY MILKWEED



ORNAMENTAL CATMINT



BUSH HONEYSUCKLE



SAVIN JUNIPER



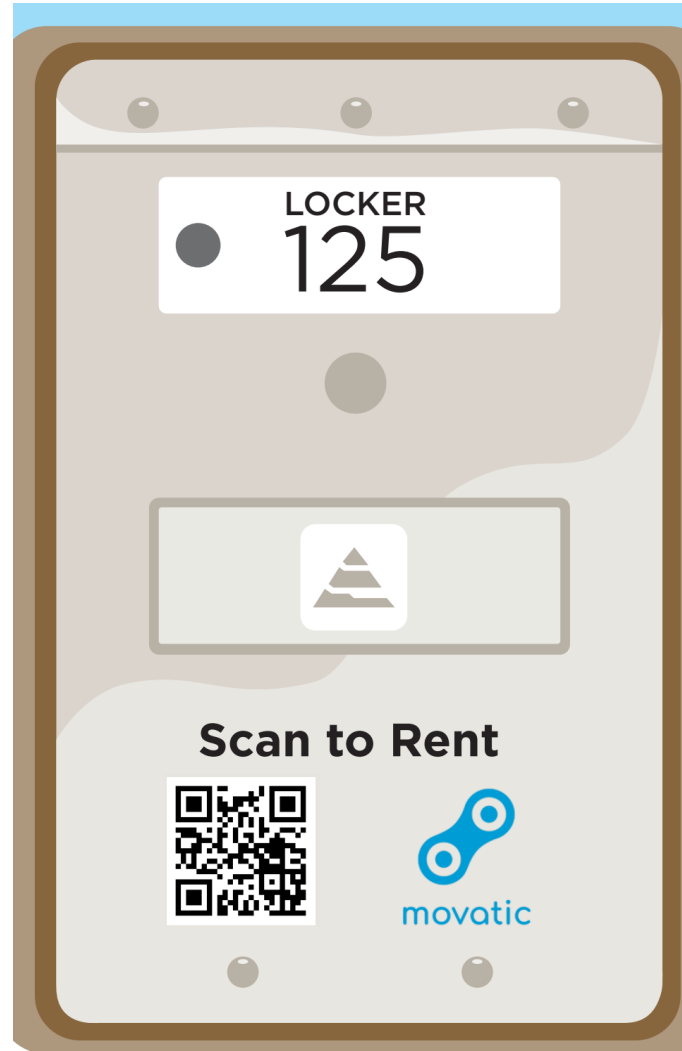
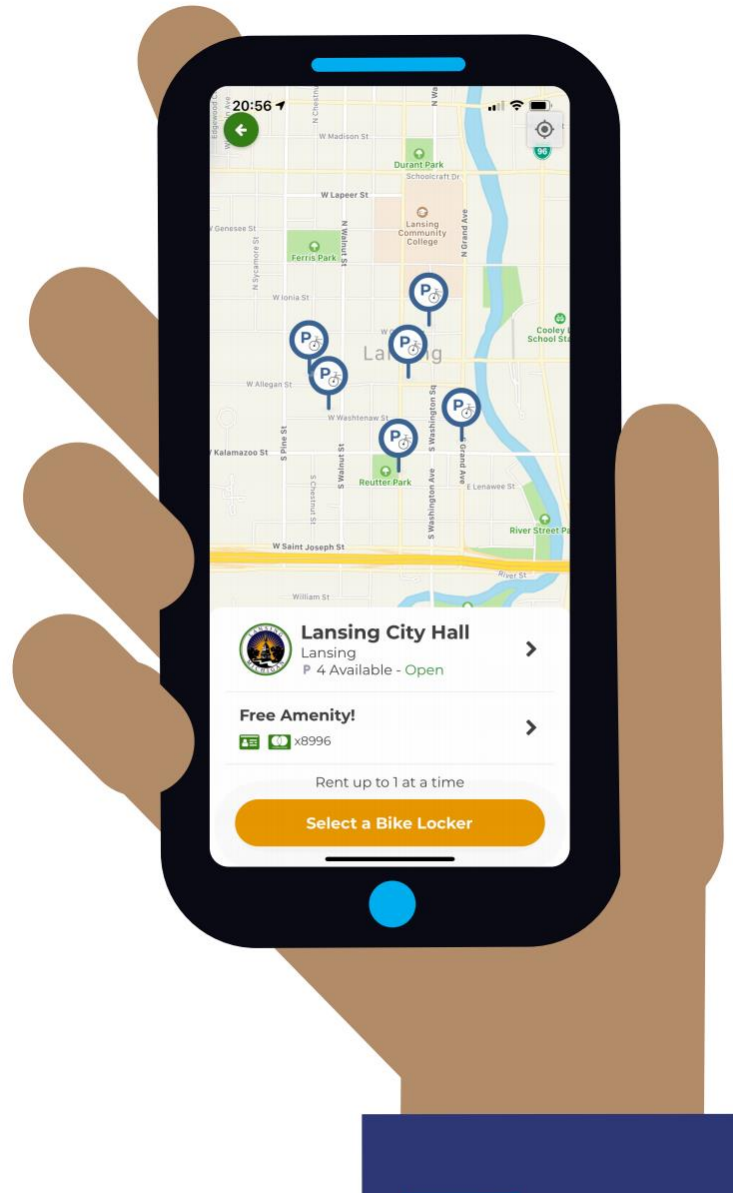
GRO-LOW SUMAC



BLACK EYED SUSAN



RENDERING OF PROPOSED ARTHUR STREET PARKING LOT



INNOVATIVE FEATURES

- Paid Bicycle Lockers
 - Downloadable App
 - Credit Card Payment
 - Town sets cost
- Currently in place in
 - Essex County
 - London
 - Kawartha Lakes

OTHER ISSUES

- Parking Payment Strategy – Similar to remainder of Town
- Approvals Status – MECP Approvals are in progress
- Options still being considered:
 - Change grassed area for snow storage to alternative naturalized area to maximize infiltration.
 - Additional trees where current shed is located to increase buffer and reduce foot traffic.

CAPITAL COST

- Total Project Cost - \$840,000 including 15% contingency and engineering
- Major cost items:
 - Excess Soil
 - Lighting
 - Bicycle Lockers

SCHEDULE



Design Finalization – Fall 2021



Stormwater Management Approval Period – November – March 2022



Tender Issue – Winter 2021/2022



Construction Start (Subject to Budget Approval) – May 2022



Construction Completion – June 2022



REVIEW AND ADDRESS
PUBLIC COMMENTS



FINALIZE DESIGN



COMPETITIVE
CONSTRUCTION TENDER
PROCESS



AWARD CONSTRUCTION TENDER
(SUBJECT TO BUDGET APPROVAL)



COMMENCE
CONSTRUCTION

NEXT STEPS

Thank you for your time. Questions?

For additional project information and updates go to:
<https://www.thebluemountains.ca/arthur-street-west-parking-lot.cfm?is=2>

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