



FORMAL REPORT

To:	Mayor Strathdee and Members of Council
From:	Jed Kelly, Director of Public Works
Date of Meeting:	25 April 2017
Subject:	PW 24-2016 Town Hall Gateway Landscape Feature

PURPOSE

To seek design approval for the Town Hall Gateway Landscape Feature and authorization to procure the construction through the current concrete vendor of record (Nicolson Concrete) using unit costing from RFT-03-2016 which was competitively sourced in 2016.

RECOMMENDATION

THAT PW 24-2017 Town Hall Gateway Landscape Feature be received; and,

THAT Council authorize the installation and capital funding plan for the Town Hall Gateway Landscape feature as presented and;

THAT Council approves awarding the contract to the current concrete vendor of record (Nicolson Concrete).

BACKGROUND

Gateway Landscape Features were identified as a deliverable by the downtown construction stake holders group. The consensus was that this would add a green space element to offset the tree removal from the downtown boulevards. Trees in a downtown core urban environment are faced with limited potential for root development and are subject to de-icing salts and typically have a shortened life span. Due to the bell tower restoration project timing and staging area requirements, design and construction of the gateway landscape features project was deferred to 2017 budget deliberations.

The 2017 capital project included funding for two Gateway Landscape Features; East of the Victoria Bridge and West of Town Hall on Queen St. East. Town staff retained GSP Group to create a landscape design and preliminary construction budget. GSP Group has experience designing similar features in downtown core settings. GSP Group is currently involved with the above ground landscape design for City of Stratford in a similar application on a much larger scale. Town staff and GSP Group designers quickly identified that volume of sidewalk surface replacement required at the Town Hall location would translate into a sufficient budget for 1 landscape feature in 2017. As a result, it was decided to pursue the feature at Town Hall in 2017.

REPORT

GSP Group created a design that ties to the legacy of St. Marys. The primary construction in concrete encompasses the history of St. Marys and the cement plant development over the years and creates

a contrast from the limestone architecture of Town Hall. The overall design goal was to compliment the streetscape without detracting from the limestone architecture in the area. The primary focal point will be the green space components and not the physical container. Aggressive sandblasting will be used in the space to add texture and color deviations to delineate the space. The boulevard abutting Church St. North will be changed to the 2016 downtown stamped concrete standard.

Although traffic sight triangles in the downtown core are allowed to be smaller than the 10.6M staff felt that due to the traffic volumes between Queen and Church, a standard traffic sight triangle should be achieved for safety concerns. This also allows a reserved open space for an event tent if required. The location of new Town Hall sign has been defined to work with sight triangle requirements and not interfere with the flow of the new space. Natural walking paths for Town Hall door accesses have been maintained.

The hard surface has been expanded outside the current Town Hall public washroom; this should assist with snow removal efforts and allow the Town Hall west side double doors to be opened if required.

The proposed raised planter box should minimize de-icing salts entering the bedding material, however plantings will still be subject to road salt spray. Provisions inside the planter box will be made to isolate root systems from de-icing salts and maximize root development. The planter box has capping and overall height suitable for seating, this capping will also be installed on the existing retaining wall to the south to tie the two features together.

A mobile device charging station has been included, this also doubles as a power source for event tents or portable sound systems. The budget does include an additional Wi-Fi access point, this will extend the town's existing public Wi-Fi offerings to the space.

The design incorporates comments received from the Canadian National Institute for the Blind (CNIB) during the downtown reconstruction by delineating the walking path with surface texture and color changes to outline the path of travel. This is achieved through a colored stamped concrete boulevard and heavy sandblasting banding marks. An area directly beside the charging station has been intentionally left vacant to accommodate persons in wheelchairs without disruption to the natural walking paths through the space. The project is largely reliant on standard grade sidewalk cement. This is a readily available, known product and offers excellent service life to minimize surface discontinuities.

Construction will require the sidewalk closure of the area and closure of the Town Hall basement west door access. Pedestrians will be encouraged to cross mid-block to access Church St. North south of the Church St. bridge. A few parking spaces will be restricted mid-block during construction and temporary signage installed to increase sightlines for pedestrians crossing and to warn approaching vehicles.

SUMMARY

Due to the various surface conditions of the site, and volume of required sidewalk replacement for remediation, the budget was deemed insufficient to complete both landscape features within the 2017 project scope. The design encompasses comments from various staff members, Senior Management team, BIA Executive, Heritage Committee and Accessibility Advisory Committee.

Efforts have been made to create a viable green space that has multi use functionality where possible. The concrete construction should offer an excellent service life and provide a suitable planter bed for plantings.

FINANCIAL IMPLICATIONS

As referenced above the project is primary a large concrete installation project. Other features such as planters, plantings, and modular benches can be placed or completed with internal staff resources. BIA executives will be seeking a motion to support the financial cost of charging station and Wi-Fi access point installation.

Cost Breakdown:

Concrete and Stonework:

Concrete, Paving Sidewalk Grade, Planter	\$30,590
Stamped Concrete	\$6,160
Precast capping	\$2,150
Heavy Sandblasting	\$2,310
Total Concrete & Stone work	\$41,210
Total Concrete & Stone work net HST rebate	\$41,935.30

Plantings and Landscape Amenities (to be installed by town staff)

Shrubs & Medium Tree	\$2,779
Mobile Device Charging Station & Wi-Fi AP	\$3,000
Additional Planters	\$1,200
Landscape Design and Construction drawing creation	\$4,500
Total Project projected Cost	\$52,689
Total Project projected Cost net HST rebate	\$56,693
Total 2017 Approved Budget	\$50,000

The project area is a municipal sidewalk area. To help fund the budget overage staff is recommending a \$3,000 allocation from the 2017 Capital sidewalk program to cover municipal sidewalk restoration costs. Furthermore BIA executives have expressed interest in financially supporting the mobile charging station and Wi-Fi access point.

In the event the BIA does not fund the mobile charging station, staff are seeking Council's approval for a 2017 capital budget variance of \$3,000.

The Town has a concrete vendor of record in place for the 2017 season, complete with unit costs for various concrete replacement works including sidewalk replacements. The vendor of record is Nicholson Concrete, and they were competitively sourced via an open public tender in 2016.

It is staff's goal to have this project completed by the Town's Canada 150 celebrations. It is staff's recommendation that Council approve using Nicholson Concrete to complete the scope of work for this project as the work is primarily sidewalk work, and the contractor has been competitively sourced. In addition, Nicholson Concrete have provided excellent workmanship with no issues noted to date.

OTHERS CONSULTED

Strategic Plan: This program is supported by the following priorities, outcomes and tactics in the Plan:

- Pillar #1 Downtown revitalization plan
 - Outcome: Protecting St. Marys' unique heritage assets while planning for growth in key sectors will require an integrated and balanced approach. The downtown should be perceived as a safe, central and culturally vibrant gathering area. Ultimately, the transition will be to transform St. Marys from a heritage to a cultural experience. In order to achieve this, evaluate the Heritage Conservation District Plan (HCDP).
 - Tactic(s): Make the downtown pedestrian-friendly through streetscape design.

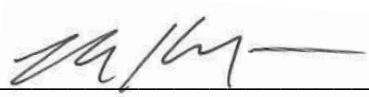
ATTACHMENTS

1. Landscape Design for Town Hall.

Respectfully submitted,



Jed Kelly
Director of Public Works



Brent Kittmer
CAO / Clerk