

Market Square Design

13 June 2016



Design Refinement Process:

Consultant Retention – 29 March

Council selected GSP based on Market Square Selection Committee recommendation

Kickoff Meetings – 6 April

Initial meetings were held between Staff, GSP, Parking Study Consultants, and Transit.

Stakeholder Meetings – 26 April

Staff and GSP met with seven stakeholder groups to hear feedback and concerns.

Downtown Merchants Meeting – 10 May

Staff and GSP met with representatives from the CCBIA and fifteen downtown merchants.

Report to Council – 17 May

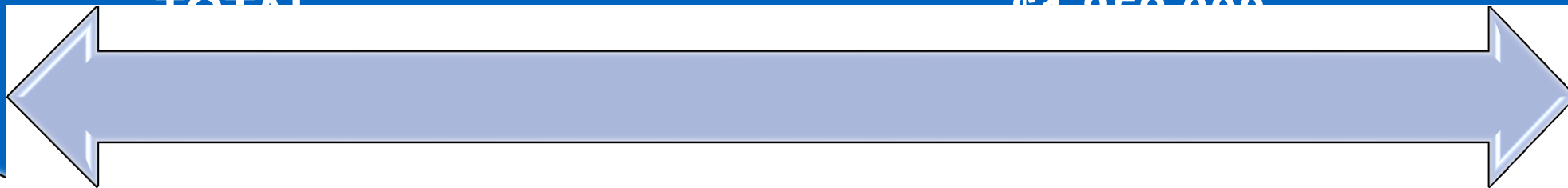
Provisional design options were presented to the Finance and Labour Subcommittee

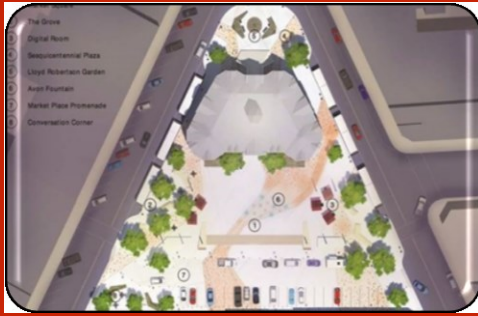




Our budget for this project has been set as follows:

• Planning/Design/Engineering	\$125,000
• Storm	\$260,000
• Water	\$121,000
• Preparation	\$141,000
• Landscaping – Phase I	\$1,205,000
TOTAL	\$1,952,000





DECISIONS ARE NEEDED REGARDING:



Parking

- How much parking is to be retained?
- Where will parking be relocated?



Transit

- Staff propose that Transit be relocated to St. Patrick St;
- If Transit remains in Market Square, parking will be removed.



Design

- What provisional elements are to be included?
- Skating rink; Geothermal; Extended paving/bump-outs.



Next Steps:

Conceptual Design Refinement – 6-12 June

Conceptual Design Presented to Council – 13 June

Detailed Design & Construction Documents – July-August

Construction Tender and Award of Contract – September

Construction – October 2016-June 2017



GUIDING PRINCIPLES

- PROTECT THE HERITAGE OF THE SITE
 - ADDRESS ALL TARGET AUDIENCES
 - CREATE A FLEXIBLE SPACE
- MAKE THE SQUARE ACCESSIBLE FOR ALL
- ENSURE REPEAT VISITS THROUGH PLACEMAKING
 - INCORPORATE A PHASED-IN APPROACH





20

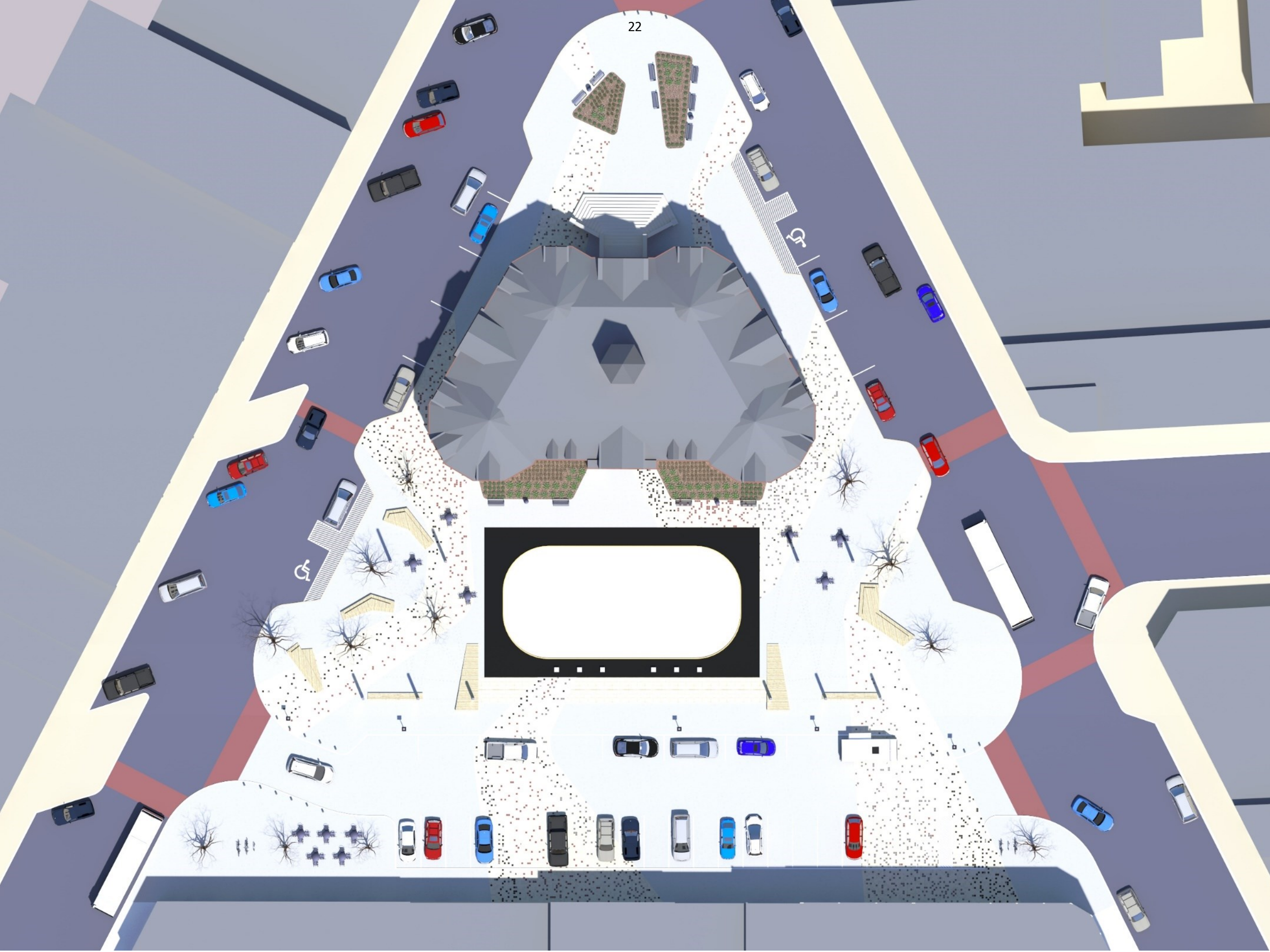
WELLINGTON STREET

DOWNIE STREET

CITY HALL

MASTER PLAN





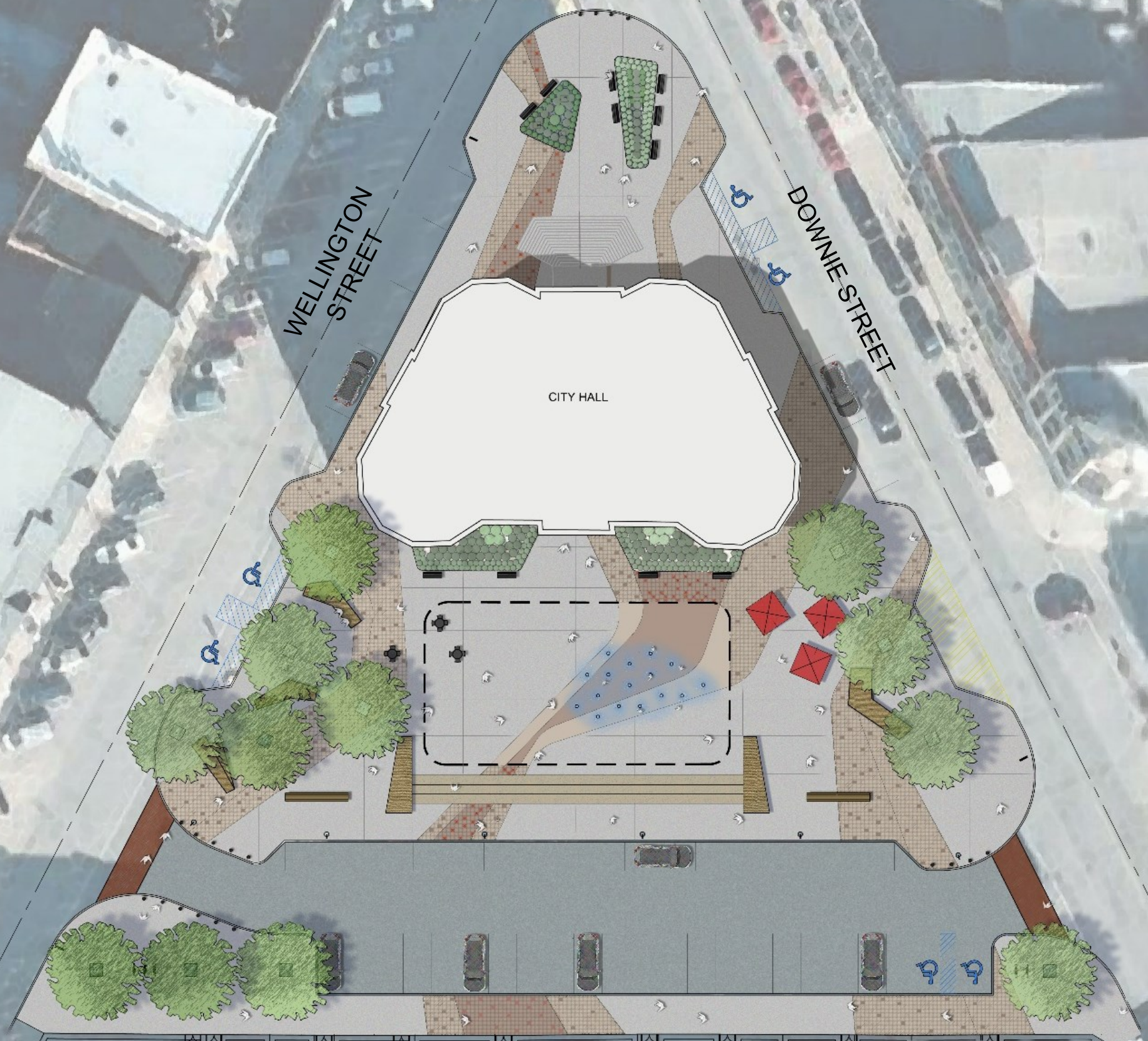
22



WELLINGTON STREET

DOWNIE STREET

CITY HALL



PHASE 1





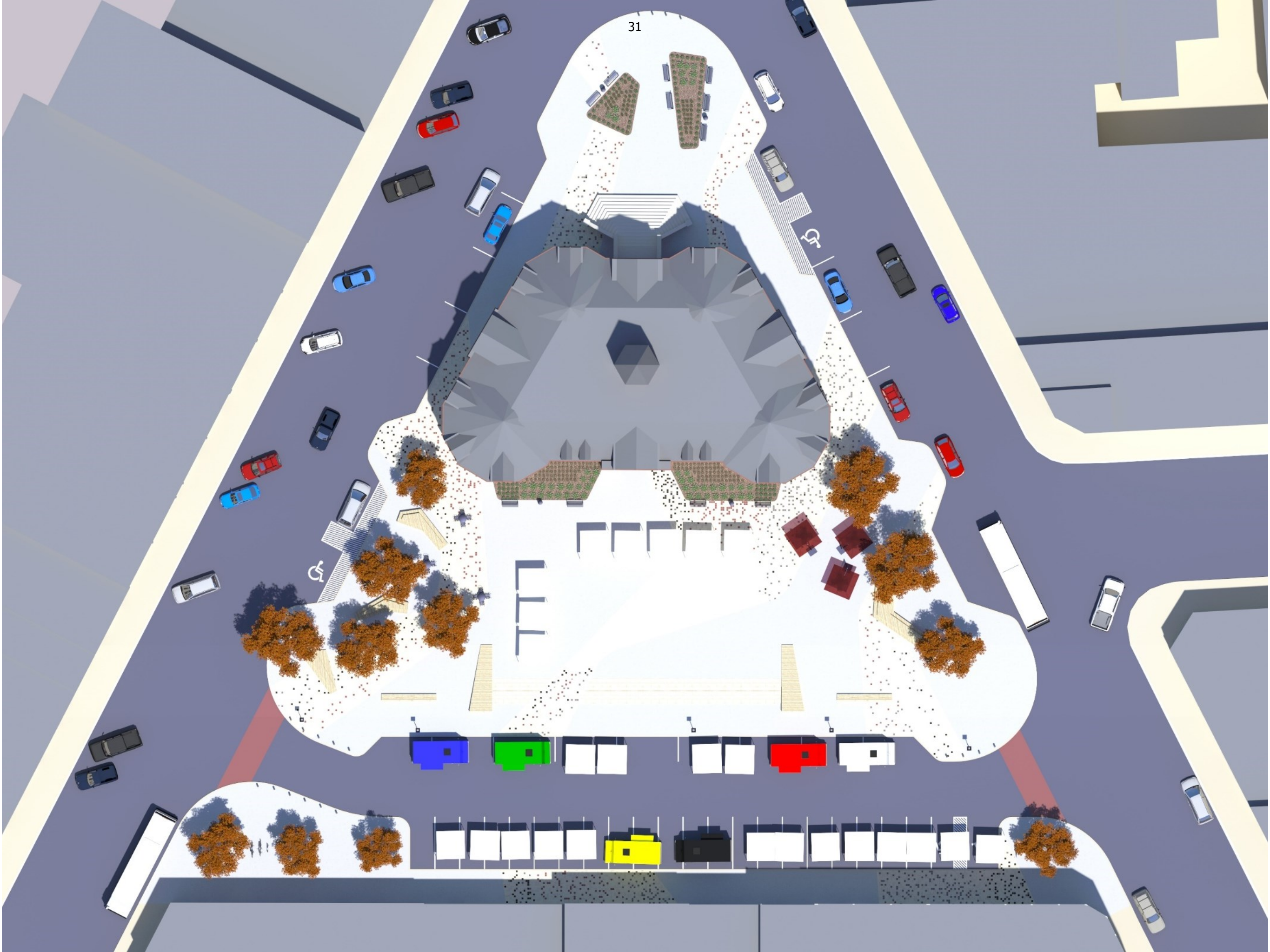








Stratford
ONTARIO CANADA



31



BUDGET PHASE 1

1.0 Demolition, Removals, Investigations & Permits		\$	65,500.00
2.0 Rough Grading, Earthworks & Service Utilities		\$	43,000.00
3.0 Plaza Paving		\$	328,025.00
4.0 Concrete & Stone Work		\$	126,360.00
5.0 Roadworks		\$	111,715.00
6.0 Site Features		\$	390,000.00
7.0 City Hall interior accommodations		\$	50,000.00
8.0 Site Furnishings		\$	119,350.00
9.0 Lighting		\$	123,800.00
10.0 Landscaping		\$	145,400.00
SUBTOTAL PARTS 1.0 to 10.0		\$	1,503,150.00
CONTINGENCY - 10%		\$	150,315.00
TAXES (HST) - 13%		\$	21,495.05
ESTIMATED TOTAL		\$	1,674,960.05



ICE RINK

- 2 PHASED APPROACH
 - PHASE 1 ROUGH IN REFRIGERATION LINES \$215,000
 - PHASE 2 ICE PLANT, POSSIBLE BUILDING IMPROVEMENTS \$250,000
- OR DO AS COMPLETE RINK AS SEPARATE PROJECT OF APPROX. \$500-525,000, INCLUDES REMOVE CONCRETE TO INSTALL PIPING



Phase 1 Rink Alternatives

- SEVERAL ALTERNATIVES FOR \$215,000, RECOMMENDATION:
 - EXTEND PAVING SOUTH \$100,000
 - CUSTOM BENCHES & FURNITURE \$60,000
 - PEDESTRIAN BUMP OUTS, CROSSWALKS \$55,000



TENDER FOR PHASE 1

- WILL TENDER TO INCLUDING ALTERNATIVE ITEMS FOR PRICING ONLY
- THEN DETERMINE IF SOME ITEMS CAN BE INCLUDED INTO PHASE 1
- POSSIBLE FUNDRAISING OPPORTUNITIES AS WELL



GEOHERMAL SNOW MELTING SYSTEM

- \$300,000 - \$350,000 – BASIC SYSTEM
(ENTIRE SQUARE AREA LESS ICE RINK AND PARKING)
- WILL MELT 90% OF ALL SNOW FALL OCCURANCES
- DIFFERENT TYPES OF SYSTEMS
 - BASIC IN HOUSE SYSTEM – FLIP A SWITCH
 - AUTOMATIC SYSTEM – CAN BE SCHEDULED, PROGRAMMED, TEMPERATURE SENSOR



GEOHERMAL SNOW MELTING SYSTEM

PROS

- SAVE ON LONG TERM OPERATIONAL COSTS
- SUSTAINABLE PRACTICE – GREEN INITIATIVES

CONS

- HIGH INITIAL CAPITAL COSTS
- WILL STILL NEED TO SHOVEL DURING A MAJOR STORM

