



**CITY OF KINGSTON**  
**REPORT TO COUNCIL**

**Report No.: 10-101**

**TO:** Mayor and Council  
**FROM:** Denis Leger, Commissioner, Corporate Services  
**RESOURCE STAFF:** Malcolm Morris, Director, Transportation  
Paula Nichols, Manager, Parking Operations  
**DATE OF MEETING:** March 23, 2010  
**SUBJECT:** **Parking Capital Budget Re-Allocation**

**EXECUTIVE SUMMARY:**

Municipal structural assets require regular investment to ensure structural integrity, provide a high level of safety and to maintain their attractiveness as public places. There are immediate structural repairs for the City's three parking structures: Hanson, Robert Bruce and Chown requiring an investment of approximately \$1.3 million.

This report is to request approval for the re-allocation of \$650,000 from the Hanson parking facility and \$320,000 from surface parking lots approved capital budgets to fund the most immediate work required for the three parking structures.

**RECOMMENDATION:**

**THAT** Council authorizes a capital budget reallocation of \$650,000 from the Hanson Parking Facility and \$320,000 from surface parking lots approved capital budgets to fund the immediate repairs required for the Robert Bruce and Chown parking facilities.

**AUTHORIZING SIGNATURES:**

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| <b>ORIGINAL SIGNED BY COMMISSIONER</b><br>_____<br>Denis Leger, Commissioner, Corporate Services             |
| <b>ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER</b><br>_____<br>Gerard Hunt, Chief Administrative Officer |

**CONSULTATION WITH THE FOLLOWING COMMISSIONERS:**

|                                                         |     |
|---------------------------------------------------------|-----|
| Cynthia Beach, <i>Sustainability &amp; Growth</i>       | N/R |
| Terry Willing, <i>Community Development Services</i>    | N/R |
| Denis Leger, <i>Corporate Services</i>                  | N/R |
| Jim Keech, <i>President and CEO, Utilities Kingston</i> | N/R |

**OPTIONS/DISCUSSION:**

In 2007, the City engaged the services of Halcrow Yolles Engineering Consultants to complete a building condition assessment and life cycle analysis for the City's three parking garages: Hanson, Robert Bruce and Chown. On the basis of the findings in these reports, staff prepared capital budget submissions which were subsequently approved by Council in August 2009.

In order to assist in the preparation of tender documents, updates to these reports were commissioned in late 2009. As a result of the subsequent review, it was noted that due to further deterioration, the scope and order of magnitude costing for the immediate work required for the remediation of the parking facilities has increased. Staff is proposing budget amendments which include appropriate contingency amounts in order secure approval to allow the work to be tendered and completed in 2010.

The following is a brief summary of the repairs required for 2010 and 2011:

Robert Bruce Memorial – 2010:

- Repair delaminated concrete, metal posts and guard rails at all structural elements
- Replace leaking joint sealants
- Repair/replace bearing pads
- Repair stairwell
- Install concrete perimeter curb for water drainage
- Water repellent sealer

Chown Memorial – 2010:

- Repair deteriorated concrete at all structural elements
- Replace sealant at leaking joints
- Metal flashing at roof level
- Replace drains

Hanson – 2010 and 2011 (2011 to be submitted in capital budget):

- Repair steel columns, girders, beams and concrete slab
- Replace gland seal at expansion joint
- Repair stair block wall and guard/railing
- Replace drainage system and lighting
- Elevator entrance and sill refurbishment, rust protection
- Waterproofing membrane

It should be noted that in addition to the remediation work noted above, ongoing annual capital repair and maintenance is required for the parking structures. An inspection, monitoring and repair program is being developed to ensure the safeguarding of the City's assets.

The following is a summary of the revised budget estimates for the 2010 remediation work:

|          | 2010<br>Estimated<br>Costs | Approved<br>budgets | Variance       |
|----------|----------------------------|---------------------|----------------|
| Bruce    | 687,400                    | 165,000             | 522,400        |
| Chown    | 475,660                    | 29,000              | 446,660        |
| Subtotal | 1,163,060                  | 194,000             | <b>969,060</b> |
| Hanson   | 175,000                    | 825,000             | (650,000)      |
| Total    | \$ 1,338,060               | \$ 1,019,000        | \$ 319,060     |

Below is a summary of unspent and approved capital monies that staff is suggesting be reallocated to proceed with the more immediate work related to the parking structures. These monies equal the amount required for the most immediate structural repairs required for all three parking facilities. It is suggested that the following be deferred and included in subsequent years' budget submissions as they are not as urgent and time-sensitive:

| Program No.                                      | Program Description        | Approved Budget | Re-Allocations   | Remaining Budget |
|--------------------------------------------------|----------------------------|-----------------|------------------|------------------|
| 99366                                            | Hanson Capital Maintenance | 825,000         | (650,000)        | 175,000          |
| 99369                                            | Surface Lots               | 435,000         | (320,000)        | 115,000          |
| <b>Total Reallocations for Bruce &amp; Chown</b> |                            |                 | <b>(970,000)</b> |                  |

The repair and restoration of the three parking facilities has been determined to be logical priority relative to the City's surface lots. Works on the surface lots are not as time sensitive and can be deferred without detrimental effect. Re-allocating will enable staff to safeguard the City's parking structures.

Staff has commissioned designated substance reviews (DSRs) for all three facilities. The DSRs did not reveal unexpected harmful substances that will require unexpected specialized handling and drive costs upward. However, the City's recent experience on other renovation/demolition projects recognizes that issues arise during the work phase that are not always anticipated or identified through a DSR. Should staff encounter conditions that drive costs beyond what is expected, staff will undertake to ensure that safety of the workers and staff is paramount. Any additional costs related to unanticipated matters related to designated substances will be expended, either funded from a further deferral of work on surface lots or from the Parking Reserve Fund and reported to Council subsequent to the completion of the remediation work.

It is recommended that repairs take place this year to prevent further deterioration of the parking facilities. If the required remediation is deferred, the concrete and steel structures will deteriorate exponentially and the costs will rise accordingly.

The work on the Robert Bruce is being accelerated through the time sensitive provisions in the purchasing by-law, and it is anticipated that the actual work will begin in May. This will be followed by remediation of the Chown and Hanson facilities where the work will begin in July/August and is anticipated to be complete by November 2010. In order to stage the work to manage and to minimize the disruption to the parking supply, only immediate work is being completed for the Hanson structure, with the majority being re-submitted for 2011.

The Chown parking garage requires an expenditure of \$475,660 for structural repairs. These repairs should not be deferred and will be dealt with in the final settlement of the sale to the Hotel Dieu Hospital.

The strategy is to stage the work so that the impact on parking supply is manageable. In addition to the staging of the work, a plan for displaced parkers is being developed in consultation with representatives from Hotel Dieu Hospital and the Downtown Kingston BIA. The plan will include additional supply on the property adjacent to the Chown owned by Hotel Dieu Hospital as well as the former police station on Queen Street as it becomes available in late spring. Also, a communications plan will be developed for the general public as well as other stakeholders, including neighbouring businesses. These plans consider a balance between what is a practical walking distance while encouraging hourly parkers to utilize other on-street and off-street facilities.

Pre-condition assessments of neighbouring properties will be included in the scope of work to ensure that the City and property owners are protected from any changes that may occur due to the construction work. Updates to Council will be provided over the course of the work.

**EXISTING POLICY/BY LAW:**

N/A

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**NOTICE PROVISIONS:**

N/A

**ACCESSIBILITY CONSIDERATIONS:**

N/A

**FINANCIAL CONSIDERATIONS:**

The total project budget is approximately \$1.3 million. It is proposed that is to be funded from approved capital budgets, including a re-allocation of \$970,000 for capital work which will be resubmitted in subsequent years. The remediation on the Chown structure estimated to require an additional \$475,660 will be funded through the re-allocations, with this being factored into the final settlement details on sale closing to Hotel Dieu Hospital.

**CONTACTS:**

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**OTHER CITY OF KINGSTON STAFF CONSULTED:**

Alan McLeod, Senior Legal Counsel

Speros Kanellos, Director, Real Estate and Construction Services

**EXHIBITS ATTACHED:**

N/A