
2023 CAPITAL BUDGET BRIEFING NOTE

Cost Estimate to Complete Design Work for the Winterization of 25 Public Washrooms

Issue/Background:

- This briefing note responds to a request from Budget Committee, at its January 13, 2023 meeting, to provide an estimated cost to complete the design work required for winterizing 25 public washrooms.
- For 2023, PFR is undertaking the conversion of two seasonal washrooms to permanent year-round use in 2023.

Key Points:

- Parks, Forestry and Recreation (PFR) maintains 187 stand-alone washrooms in parks, of which 133 are seasonal and open from May to October. Most seasonal washrooms range from 40 to 60 years in age, with some built as early as the 1960s. These washroom buildings were not designed or constructed for winter use, lack insulated plumbing and have insufficient electrical for heating of the buildings through the winter months.
- To winterize an existing seasonal washroom facility, the cost will vary depending on the following:
 - Size of the facility
 - General state of good repair (SOGR) needs
 - Availability of potable water and sanitary systems
 - Utilities for running heating systems
 - Venting and insulation
 - Net-zero compliance
 - Accessibility requirements
 - Building Code requirements
 - Enhancing service levels (adding more capacity) where necessary
 - Market conditions
- The winterization of 25 washrooms will incur both design and construction costs. The preliminary estimated cost to design and deliver 25 winterized washrooms

would be \$10.000 million to \$13.125 million. A breakdown is available in the table below.

	Design Costs	Construction Costs	Total Costs
Single washroom building	\$0.050 million to \$0.075 million	\$0.350 million to \$0.450 million	\$0.400 million to \$0.525 million
25 washroom buildings	\$1.250 million to \$1.875 million	\$8.750 million to \$11.250 million	\$10.000 million to \$13.125 million

- For 2023, PFR is undertaking the conversion of two seasonal washrooms to permanent year-round use. The design work for these two conversions is advancing and will inform more detailed construction costs. This will be funded through the *Washroom Enhancement Program*, currently included in the 2023-2032 Tabled Capital Budget and Plan for PFR.
- With regard to additional winterizations of existing seasonal washrooms, PFR is currently working to assess conditions, evaluate gaps in service, identify potential locations, and determine the level of investment required to complete enhancements and operate increased service levels. This will include a prioritization of washrooms city-wide to be converted to year round use, for consideration in future budgets.
- Washrooms upgraded to be open year round would also require maintenance funds in the operating budget for the additional six months of operation. Required operational funding will vary depending on a number of factors, including frequency of cleaning; whether staff are dedicated onsite or mobile crews; and intensity of use. Upon completion of the conversion of two seasonal washrooms, any future operating impacts associated with the additional expense needed to operate them for year-round use will be requested in future year budget processes.

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