

2010 Princess St./King St. Reconstruction Project

Confederation Place Hotel – June 24, 2009

Meeting Notes

Attending: Guy Paquette (Bagot Leather Goods), Gary Lockwood and Michael Tenenhouse (A-One Clothing), Nick Willis (Send in the Clowns), Rudi Mogl (Tara Natural Foods), David Parkinson (Modern Primitive), Maria Cronk and Inger Sparring (Fancy That/Roundstone), Martin Skolnick (DTZ Barnicke), Jim Adams (Sir Gawain), Michael Scovill and Scott Follwell (Holiday Inn), Logan Murray and Amanda Judd (The Sleepless Goat), Nick Waterfield (Chez Piggy/Pan Chanco), Alanna Walker (Coffee & Company), Elinor Rush (Cornerstone), Mary Doulas (Bubba's Pizza), Ian Nicholls (Tango/Toucan), Michael Robinson (S&R), Ken Wollin (Kenneth Wollin Accountant), Doug Ritchie and Rob Tamblyn (Downtown Kingston!), Harry Sullivan, Dan Corcoran and Doug Haitt (Kingston Construction Association), Chris Phippen, Cindie Ashton, Damon Wells, Mark Campbell, Mark Van Buren and Jim Keech (Utilities Kingston/City of Kingston). Other businesses were also present but did not sign in.

- Rob Tamblyn gave a brief overview of the Downtown Action Plan – how it came about, the recommendations it contained, work done to date (began with Wellington St. in 2005 and have had a phase completed in each year since), etc. – the presentation can be downloaded from the DK! website (www.downtownkingston.ca)

General Summary:

- Project will begin in early spring as weather permits – hopefully end of March/first of April or earlier, with completion date of June 30
- Construction is building face to building face
- Pedestrian access to businesses will be maintained
- Deliveries to each business will be maintained
- The intersections of Ontario & Princess and King and Princess will be closed for certain periods – all attempts will be made to ensure they are not closed at the same time
- If you are closer to the Holiday Inn, the greatest impact will be the first 6 weeks of construction; those businesses closer to King will experience a greater impact in the last 6 weeks – however, you will certainly be affected to some degree for the full duration of the project and therefore you should plan your business operations accordingly (i.e. adjusting inventory and staffing levels, develop marketing plans for the spring, etc.)

2010 Construction Overview:

- Scope of the project will involve Princess St. from the Holiday Inn to (and including) the King St. intersection as well as King St. from Brock to Princess
- Goal is to start as early in the spring as the weather will allow and be out by Canada Day
 - If artefacts of any archaeological significance are found that would push construction past this date, provisions will be made to shut the project down and finish it at a later date

- City hopes to have the contractor on board this fall – will call another meeting like this one then as well as a meeting in the new year to discuss the detailed schedule
 - Smaller meetings with businesses will also be held to discuss specific concerns
- City will also hire a liaison person to deal directly with the businesses in the construction area
- Communication is the key piece – need to provide enough information to give businesses a level of comfort as to what is happening and what the timelines are
- This project will be building face to building face and deal with all underground infrastructure as well as surface treatments – new surface will be reflective of what Wellington St. looks like now
- A number of factors will be involved in this project with regards to businesses in the construction zone – pedestrian access, deliveries, garbage and recycling pickup, etc. as well as communications and traffic management plans
- Future construction: current plan is to have no construction in the downtown in 2011 – do some electrical work in the section of Princess from Bagot to King and then do those 2 blocks in 2013 – all this is subject to change

Questions from the Floor:

- How is placement/selection of surface treatments occurring?
 - Will be a detailed design process to go through – Carl Bray has been hired to consult on the selection – will have the opportunity to view and comment on what's selected
- Retailers order stock 1 year in advance – means buying is occurring now for the spring 2009 season – the timing on the details needs to be now
 - Until the tender is done, it's next to impossible to give accurate information – this will occur in the fall
 - However, if you are in the construction zone, you will be impacted for the duration of the project – those closest to the Holiday Inn will have a greater impact at the beginning of the project, while those closer to King will see more of an impact at the end – but, you will be impacted
 - Pedestrian access will be maintained – working with the KCA and looking at best practices in other cities on the best ways to do this – we want pedestrian walkways that are safe and easily identified
- Some businesses are considering closing – if we close for 2 weeks will this speed the project up?
 - While it is easier to do the work if the contractor doesn't have to accommodate businesses and pedestrians, closing will probably not save any significant amounts of time
 - Window being planned is already very short to do all the work in – contractors must work within union agreements for things like extra shifts, extended hours, etc. And it's difficult to get qualified people to do the work – need employees who will help, not hinder
- Can we get an idea on what this is going to look like, broken out in smaller phases?
 - That level of detail won't be ready until the fall – more broad brush right now
 - We could look at developing some details on how the process will work – i.e.) what happens first, when do the sidewalks get poured, etc.
 - Will also look at developing a 2 week scope of intention for the work to go with it
- When will construction start?
 - As early as possible – but will be weather dependant (frost plays havoc when removing existing underground infrastructure, and overland water can't be installed when temperatures are significantly below freezing)

- Will work with KCA to get in as early as possible – but would hope to be April 1
- Can the work extended to the evening and weekends?
 - Both options will be explored
 - KCA likes to have a target date to be done by and then leave it to the contractor as to how to be done the work by then
 - The city does have a 7 to 7 bylaw – and permission to work Saturdays – most likely have to take advantage of all of this to get the job done on time
- Will both the King and Ontario intersections be closed at the same time?
 - The plan is to not have them closed at the same time – but given the schedule and timelines, the preference is to leave this option open so that the contractor can close both if needed in order to make the deadlines
 - Likely have Ontario open with a granular surface, then move up Princess to King
- How can we ensure that a contractor who knows what he's doing gets the tender?
 - City looking at a prequalification process – also looking at an RFP rather than a tendering process so many different qualifications/options can be looked at rather than just price
- What if I want to upgrade the services into my building?
 - Standard process now is to replace 'like for like' and to encourage businesses who are thinking of upgrading to do them at their own cost at the time of construction
 - If services that are too big are put in and not used (with water for example), we may end up with quality issues by having stagnant water sitting in the pipe
 - Will do some more exploration of the issue though as we move forward – touch base with the fire department re: sprinkler/fire regulations
- Can we make use of private property for deliveries?
 - Yes, the city will explore that option with the owner of the Gilad parking lot
- What about signage and advertising?
 - Signage will come under the communications plan; DK! will be taking the lead on advertising