

2010 Princess St./King St. Reconstruction Project

Confederation Place Hotel – October 29, 2009

Meeting #2 - Notes

Attending: Guy Paquette (Bagot Leather Goods), Dave McNamara (Merchant Tap House), Carl Kraglund (Block & Cleaver), David Parkinson (Modern Primitive), Daniel Beals (St. Lawrence Cruise Lines), Chris Vandervyver (Earth to Spirit), Ian Nicholls (Tango/Toucan), Rudi Mogl (Tara Natural Foods), Vicki Westgate (Metalworks), Michael Tenenhouse (A-One Clothing), Jim Adams (Sir Gawain), Michael Robinson (S&R), Sonny Sadinsky (Chez Piggy), Bryon Springer (The Springer Group), Mike Scovill & Scott Follwell (Holiday Inn), Zoe Yanovsky & Nick Waterfield (Chez Piggy/Pan Chancho), Amanda Judd (The Sleepless Goat), Mike Scriven & Sean Dennee (Remax), Maria Cronk, Inger Sparring, Alix Cronk & Susanna Shepherd (Fancy That/Roundstone), Ed Smith (Windmills), Ken Wollin (Kenneth Wollin Accountant), Doug Ritchie and Rob Tamblyn (Downtown Kingston!), Dan Corcoran, Stacey Corcoran and Robert Brooks (Len Corcoran Excavating), Jeff McEwen & Tanner Wartman (Sunrae Construction), Chris Phippen, 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.

- A brief introduction on the process to date was given by Ken Wollin, Chair of the Downtown Kingston! Development Committee
- Jim Keech and Mark Van Buren then provided a quick overview of the project and gave an update on what has happened since the June meeting:
 - Construction will be major – building face to building face – contractor will be out by July 1
 - Still a work in progress – cannot say exactly what it's going to look like week to week yet, and the design details will not be finished until early 2010
 - Communications between all involved will be the key
 - King St. – not much involved underground – some electrical – most of the rest is surface work
 - Contract was done as a Request For Proposal (RFP) rather than tendered
 - Allowed city to put more evaluative criteria in the contract – details on schedule, risk management, local knowledge, accessibility, communications plan, etc.
 - Len Corcoran Excavating was the successful bidder
- Corcoran team indicated the RFP process allowed them to include many different aspects of the total project such as having a PR person on site at all times during the construction (Stacey Corcoran and Bob Brooks)
- Work will begin in early November in preparation for 2010 – investigative work in various sections to get a better idea of what's there and allow for better planning
 - Most of the test holes will be in small areas and for a short duration – should not have a huge impact on vehicles/pedestrians
 - Results will allow the design work to be completed
- Sunrae (electrical contractor) will also be starting work in early November on the King St. section and along Executive Lane

- Once the project gets underway in the spring, Corcoran will produce weekly rolling schedules for distribution – will let businesses know what work is being planned for that period
- Construction variables include archaeology – although archaeologists don't have significant concerns, and environmental – again, don't believe there will be many problems
- Communications will be one of the most important parts of the entire job – cell phone # of the PR person will be given to the businesses
 - City and DK! will also be part of the communications plan
 - Corcoran reps will be making visits to all businesses in the construction zone in November to discuss specific concerns related to things like deliveries, garbage, etc.

Questions:

- Start?
 - The area where construction is being proposed to start is somewhat different than what the city was initially contemplating
 - Significant amount of electrical work to be done in the King St. intersection – plan now is to start the sewer work around 44 Princess and work through that intersection to let Sunrae begin their work
 - Corcoran would then move down to the Holiday Inn and work to Ontario St. – once Sunrae has completed their work on King, Corcoran would close Ontario and work up
 - Start Date – goal is early March – weather dependant
- Pedestrians?
 - Pedestrian access to businesses will be maintained but it is uncertain what that will look like at this point – evaluating options now
 - Looking at creative ideas to keep the area looking inviting – please forward to Stacey
 - Idea suggested – “Pedestrian Mall Open” rather than “Road Closed”
- King St.?
 - King St. section – want to be done as early as possible – but, need to have the concrete and asphalt plants open
 - Would hope to have it done in May
- What's it going to look like?
 - Elements are contained in the Downtown Action Plan – similar to Wellington St. – those details are being worked on now
 - City working with the original DAP consultant

Other?

- Services upgrades to buildings – the city will be communicating that piece to property owners
- Vermin – city has an abatement program and will be concentrating in the area of construction this fall
- Hours of operation – usually 7 to 6 is typical – to 3 on Fridays
- Worker productivity falls off significantly after 8 hours – but this is a different kind of project – all means to get it done by the deadline are on the table for consideration
- Tax Breaks – DK! has investigated what other cities have done – have only found tax deferrals so far
- Structural investigations of buildings – Andy Huctworth from McCormick Rankin will be visiting each property to do structural evaluations
- **Next Meeting – similar to this – Early 2010**