

# Public Washroom Assessment and Study

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# 1. INTRODUCTION

## 1.1. EXECUTIVE SUMMARY

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This report will provide a summary of the assessments completed for the City of Camrose Public Washrooms. It must be noted that only two portable washroom locations had portable washrooms on site during the day of assessment, these two locations are the Camrose Golf Course and a location near the Trestle Bridge. In addition, it must be noted that a few of the facilities had additional washrooms that were not listed on the 'Public Washroom throughout Camrose' list, and additional assessments were completed to ensure a thorough assessment was achieved.

The City of Camrose is currently using a 50/50 split of both permanent and portable washrooms to meet demands of the public. The majority of the permanent public washrooms are located within public buildings and are generally managed by the specific facility for cleaning and maintenance. The cleaning and maintenance of the portable washrooms are managed privately through a contract.

## 1.2. PROJECT SCOPE

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The Public Washroom study area included a total of 20 public washroom assessments and 5 portable washroom assessments. The assessment was completed using Vertisee GIS tool, provided by McElhanney.

Vertisee is a McElhanney-developed innovative inventory and mapping tool. It allows the team to comprehensively evaluate the condition of existing public washrooms across the City. A completed inventory can easily be converted into maps and metrics to help with analysis and the development of recommendations/policies related to the project. Additionally, since Vertisee is a GIS platform the assessment information can easily be transferred to the City upon completion of the project.

Data collected included a series of questions that evaluated each facility based on universal design, sustainable design, ease and economy of maintenance and crime prevention through environmental design (CPTED). The washrooms have been given a scale which helps establish the level of repair or improvement needed. Refer to section 1.4 PROJECT OVERVIEW for a map of all the washroom locations documented.

## 1.3. KEY OBJECTIVES

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The key objectives of the Public Washroom Study, which correspond to the requirements listed in the RFP are as follows:

- Conduct inspections of the current washroom facilities throughout Camrose
- Report on the current condition of the washrooms and what maintenance, replacement or other actions should be taken at each location inspected. Relative priorities and recommended timeframes for each recommended action should be provided
- Provide an estimate on the remaining life span of the facilities if the recommended actions are taken or if no action is taken
- Develop cost estimates for each recommended action and for each washroom
- Review the distribution of all locations throughout the city and outline the optimal locations for new locations to ensure proper distribution of available public washrooms



- Considering the availability of needed utility (water, sanitary, power, and gas) as well as public and maintenance access, compare the costs and benefits of replacing portable washroom with permanent facilities
- Provide the information in a GIS based format which can be integrated into the City's current electronic records
- Produce a final report which contains all of the information found in the above objectives

## 1.4. PROJECT OVERVIEW

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### 1.4.1. Permanent Washrooms

The City of Camrose is currently providing permanent washroom facilities in sixteen locations supplemented by portable washrooms in an additional seventeen locations. Washroom assessments were performed on all of the permanent locations.

### 1.4.2. Portable Washrooms

Non-permanent washrooms also provide facilities at locations across Camrose, particularly in locations that serve seasonal recreation uses, like sports fields that would typically see higher use in spring, summer and fall.

### 1.4.3. Trestle Bridge (portable and was documented as being installed on site)

Stand-alone unit, located on top of a hill next to an asphalt pathway. This was not a permanent location and is only operational during the spring/summer. The portable is not maintained by the City of Camrose.

Portable is currently placed partway on the pathway route connecting the valley trails to the community of Creekview. The recommendation is to place portable at bottom of trail so those with limited mobility do not need to climb a steep hill to use the washroom. As well as, switch non-accessible portable with one that is accessible (i.e.: one with a ramp etc., so those using wheelchairs, walkers or having limited mobility have access to facility and can enjoy trail).



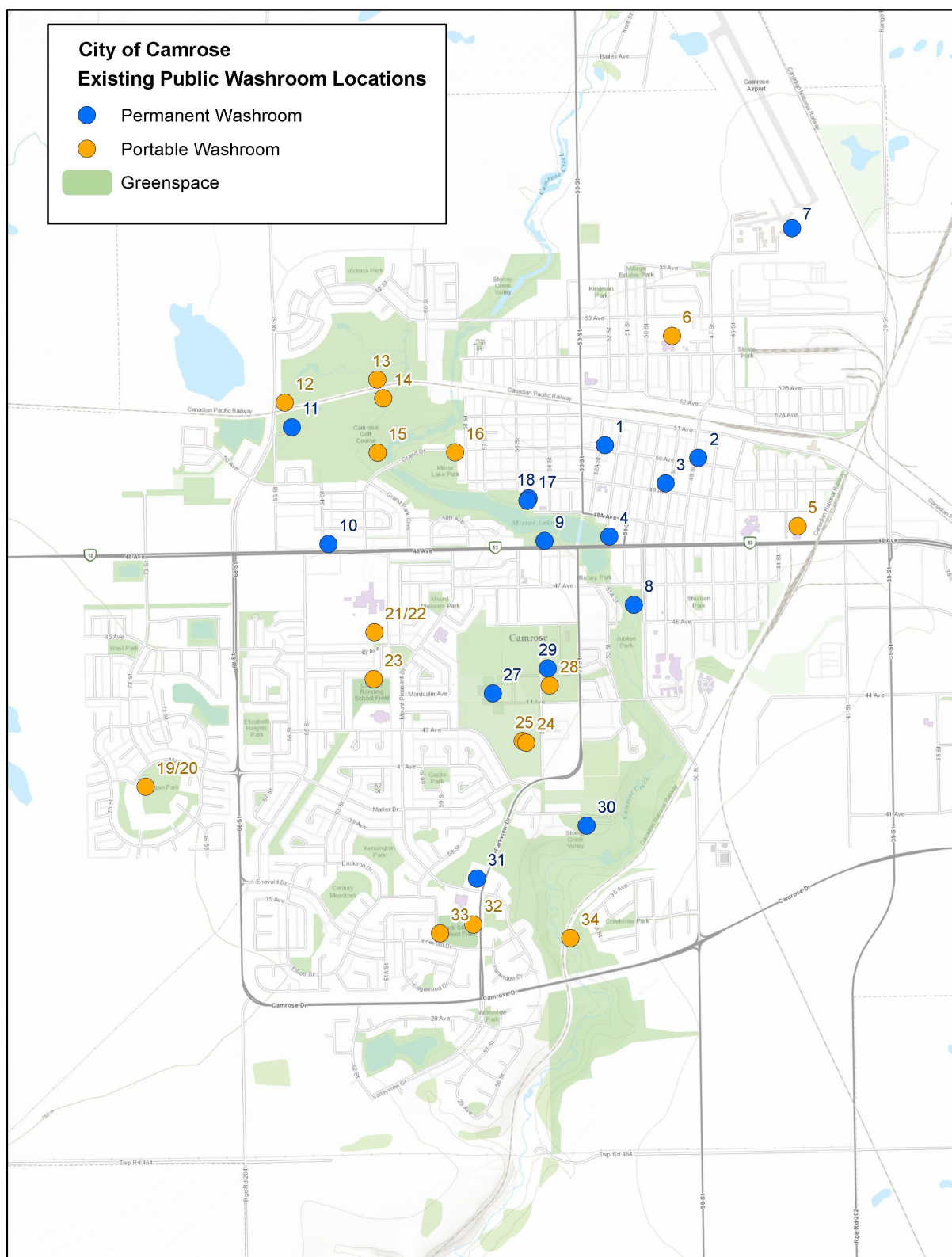
#### 1.4.4. Locations Not Assessed

The airport washroom (site #7) has not been included in the assessments due to the location not being near any outdoor spaces or sites of activity.

Additional locations not assessed include:

- Sifton School (portable and not on site)
- St. Patrick's School (portable and not on site)
- Camrose Golf Course (portable washroom on site year round)
- Camrose Golf Course (portable washroom on site year round)
- Camrose Golf Course (portable washroom on site year round)
- Camrose Golf Course (portable washroom on site year round)
- West End Diamond (portable and not on site)
- Duggan Diamonds (portable and not on site)
- Duggan Diamonds (portable and not on site)
- Composite Highschool (portable and not on site)
- Composite Highschool (portable and not on site)
- Chester Ronning School (portable and not on site)
- Harry Andressen Field (portable and not on site)
- Harry Andressen Field (portable and not on site)
- Rudy Swanson (portable and not on site)
- Jack Stuart School (portable and not on site)
- Jack Stuart School (portable and not on site)

Figure 1: Existing Washroom Locations





## 2. SUMMARY OF WORK COMPLETED

### 2.1. TASK 1 CREATION OF ASSESSMENT TOOL

The purpose of Task 1 was to develop a tool that encompassed a variety of component criteria to be used to assess each washroom facility to ensure that they met or followed standards, universal design and CPTED principles.

### 2.2. TASK 2 PUBLIC WASHROOM ASSESSMENTS

Washroom assessments were completed for the 20 permanent public washrooms and 5 portable washrooms. As previously noted, majority of the portable washrooms had not been installed for the season during the day of assessments due to weather. McElhanney met with City of Camrose staff at City Hall to complete a safety sign off and get a debriefing of the expectations from the City. The assessments were completed in the following order:

*Table 1: Washroom Assessments*

ID #	Washroom Name	Type	Independent Facility
1	City Hall	Permanent	No
2	Library	Permanent	No
3	Downtown Parking Lot Facility	Permanent	Yes
4	Chuck MacLean Arts Center	Permanent	No
5	Sifton School	Portable	N/A
6	St. Patrick's School Rink	Portable	N/A
7	Airport Terminal	Permanent	Yes
8	Jubilee park	Permanent	Yes
9	Bill Fowler Centre	Permanent	No
10	Police Station	Permanent	No
11	Camrose Golf Course (club house)	Permanent	No
12	Camrose Golf Course (Hole 10)	Portable	N/A
13	Camrose Golf Course (Tee 17)	Portable	N/A
14	Camrose Golf Course (Tee 4)	Portable	N/A
15	Camrose Golf Course (Tee 9)	Portable	N/A
16	West End Diamond	Portable	N/A



ID #	Washroom Name	Type	Independent Facility
17	Mirror Lake Centre Upstairs (Front Washroom)	Permanent	No
18	Mirror Lake Center Upstairs (Back Washroom)	Permanent	No
19	Duggan Diamonds	Portable	N/A
20	Duggan Diamonds	Portable	N/A
21	Composite High School	Portable	N/A
22	Composite High School	Portable	N/A
23	Chester Running School	Portable	N/A
24	Harry Andreassen Field #1	Portable	N/A
25	Harry Andreassen Field #2	Portable	N/A
26	Aquatics Center	Permanent	No
27	Recreation Center	Permanent	No
28	Rudy Swanson	Portable	N/A
29	Community Centre	Permanent	No
30	Stoney Creek Centre	Permanent	No
31	Fire Hall	Permanent	No
32	Jack Stuart School #1	Portable	N/A
33	Jack Stuart School #2	Portable	N/A
34	At the Trestle Bridge	Portable	N/A

### 2.3. TASK 3: FUTURE WASHROOM SUITABILITY ANALYSIS

A set criteria and respective weighting for analysis was developed to determine the best locations for future public washrooms. Considerations for proximity to existing public washrooms, access to utilities, proximity to activity hubs, topography and other factors were loaded into Vertisee.



## 3. WASHROOM ASSESSMENTS

### 3.1. APPROACH

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McElhanney extracted information from the assessments to aid in identifying the service level and overall quality and purpose of the current facilities. McElhanney focused on using a set of performance criteria to develop a standardized approach to the assessment. In item 3.0 we will provide a rating and detailed list of the recommendations for each of the washroom facilities that was assessed. Included will be a recommended timeline for upgrades and high-level capital cost estimates for upgrading each of the washrooms.

#### 3.1.1. Rating System

Assessment data was aggregated and developed into a rating system using a score out of 10. The rating was assessed based on five (5) performance criteria:

1. **Universal Design (UD):** is the standard of which a design is created to ensure that people regardless of age, ability or size are able to access an environment. There are typically seven principles that all universal design must follow. They are equitable use, flexibility in use, simple and intuitive use, precipitable information, tolerance for error, low physical effort and size and space for approach and use.
2. **Sustainable Design (SD):** is a design that seeks to reduce impacts to the environment, consider space for health and comfort of building occupants, and use climate and other factors to aid in an efficient design. Some principles include incorporate existing elements to minimize disturbance, use environmentally preferred products (products that are renewable or long lasting to reduce impacts), protect and conserve water, optimize operational and maintenance practices and enhance indoor and outdoor quality.
3. **Ease and Economy of Maintenance (E+M):** Ease and economy of maintenance can be defined as a way in which up the design and materials used do not negatively reflect operating the service. In this instance the ease and economy can be determined by building materials used and age of facility. This can be interpreted through questions like: Is the floor surface a mid-to-dark colour to hide dirt and grime? Are the wall surfaces impact resistant and easy to clean? Are all toilet basins, urinals, and washbasins, fabricated from heavy gauge stainless steel and vanity tops fabricated from a hard durable material?
4. **Crime Prevention Through Environmental Design (CPTED):** is a design strategy used to develop a safe design and space. CPTED encompasses many different design principles to encourage a safe space. It looks at a variety of areas including sight lines, lighting, nighttime use
5. **User Experience (UE):** This design factor is a person's perceptions and preferences of a washroom facility. This rating was not produced from the aggregated data and has directly given a rating out of 10.

The rating system will help to prioritize washroom facilities for improvement, including maintenance, rehabilitation or life-cycle upgrades. The rating tool will also help to measure the City's performance in proving access to public washroom facilities and to set objectives for overall performance in specific areas.

This rating system has been applied to permanent washrooms only. While assessments were conducted on the available portable washrooms, the results are not comparable with permanent washrooms within the framework of the assessment tool. As such, portable washrooms have been assessed and reported on separately.

The rating system findings are set out in Appendix A.

### 3.1.2. Methodology

The working method for performing the assessments was to collect data via the ArcGIS collector application on an iPad device. In May 2019, assessments were conducted in-person to physically and visually inspect the site area and facility components, including washroom legibility in terms of wayfinding, siting, and signage.

### 3.1.3. Ratings Summary / Target Ratings

**Table 2.** summarizes the results of the assessment of all existing permanent washrooms within the City.

*Table 2: Performance Criteria*

Performance Criteria	Lowest Rating	Highest Rating	Average Rating
<b>UD</b>   Universal Design	5.0	8.5	7.0
<b>SD</b>   Sustainable Design	2.5	7.5	4.2
<b>E+M</b>   Ease and Economy of Maintenance	4.5	7.0	5.5
<b>CPTED</b>   Crime Prevention Through Environmental Design	4.0	9.5	6.6
<b>UE</b>   User Experience	4.0	9.0	6.7

Ratings should be used to help prioritize the life-cycling of the existing washroom facilities in the study area and flag any areas of concern.

### 3.1.4. Rating Summary / Target Ratings

**Table 3** summarizes the ratings applied to the criteria The **Total Rating** has been calculated by averaging the **Assessment Rating** (UD, SD E+M, CPTED) and the **User Experience** (UE) Rating.

Refer to Appendix A for complete points and rating evaluation.



Table 3: Washroom Ratings

ID	Washroom Location	Type	Universal Design (UD)	Sustainable Design (SD)	Ease + Maintenance (E+M)	CPTED	Assessment Total Rating	User Experience Rating	Average Rating
1	City Hall	Permanent	7.0	2.5	5.0	6.5	6.5	8.0	7.5
2	Library	Permanent	5.0	2.5	4.5	6.0	5.0	6.0	5.5
3	Downtown Parking Lot Facility	Permanent	7.5	2.5	6.0	6.5	7.0	4.0	5.5
4	Chuck MacLean Arts Center	Permanent	8.0	5.0	6.0	7.0	7.5	7.5	7.5
5	Sifton School	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6	St. Patrick's school	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8	Jubilee park	Permanent	6.5	5.0	5.5	5.5	6.0	6.5	6.5
9	Bill Fowler Centre	Permanent	6.5	5.0	6.0	7.5	6.5	4.5	5.5
10	Police Station	Permanent	8.0	2.5	5.0	6.5	7.0	9.0	8.0
11	Camrose Golf Course (club	Permanent	7.0	5.0	5.0	6.0	6.5	7.0	7.0
12	Camrose Golf Course (Hole	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13	Camrose Golf Course (Tee	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14	Camrose Golf Course (Tee 4)	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15	Camrose Golf Course (Tee 9)	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16	West End Diamond	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17	Mirror Lake Upstairs (Front	Permanent	8.0	5.0	6.0	7.0	7.0	8.0	7.5
18	Mirror Lake Center Upstairs (Back Washroom)	Permanent	5.5	2.5	4.5	5.5	5.0	4.0	4.5
19	Duqan Diamonds	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
20	Duqan Diamonds	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
21	Composite High School	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22	Composite High School	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	Chester Running School	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
24	Harry Andreassen Field	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
25	Harry Andreassen Field	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
26	Aquatics Center	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
27	Recreation Center	Permanent	8.0	7.5	7.0	9.5	8.0	9.0	8.5
28	Rudy Swanson	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
29	Community Centre	Permanent	8.5	5.0	5.5	7.0	7.5	7.0	7.5
30	Stoney Creek Centre	Permanent	7.0	5.0	5.0	6.5	6.5	5.0	6.0
31	Fire Hall	Permanent	7.5	5.0	6.0	7.5	7.0	9.0	8.0
32	Jack Stuart School	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
33	Jack Stuart School	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A
34	At the Trestle Bridge	Portable	N/A	N/A	N/A	N/A	N/A	N/A	N/A

## 3.2. SUMMARY OF ASSESSMENT FINDINGS

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### Typologies

Through visiting each site, it was determined that there were three types of facilities: gender neutral, single occupancy (men's and women's stalls), or gender-neutral portable washrooms. These three typologies aided in determining the level of service that they offer:

- Type 1: Un-serviced Gender-Neutral Portable Washroom
- Type 2: Serviced Gender-Neutral Washroom
- Type 3: Serviced Single Occupancy Men's and Women's Washrooms (stalls)

### Co-Location

Co-location with a parent building aids in the supervision of cleaning and monitoring the washrooms during regular operating hours by facility staff. In addition, this also provides the opportunity for the facility to be causally open for external access or private events when desired. Co-location facilities work best, when the parent facility is open. Although, it is not always possible to have a co-located facility, it is the most desirable for all parties as there is generally supervision and maintenance present.

### Independent Facilities

Independent Facilities are stand-alone structures that typically function for a single use. These types of facilities are usually operated and maintained by the municipality or owner of the property. Examples of these facilities in Camrose are Stoney Creek Facility, Downtown Washroom Facility and the Airport Washroom Facility.

### Wayfinding

During the assessments there was limited wayfinding documented through visiting the various sites. Wayfinding signage should be installed inside all buildings directing visitors to the washroom facilities with high contrast signage. In addition, wayfinding signage should also be installed in the surrounding area (preferably along trails) guiding visitors to the nearest washroom facility. Furthermore, if the City of Camrose wants to maintain the above washrooms as public facilities, wayfinding signage should be installed for all facilities, indicating that the co-location washrooms are, in fact, for public use.

### Access

Several of the washroom facilities have some of the components needed to create a more accessible facility. However, many of these facilities are missing key components to ensure that they reach ADA requirements/standards. Many of these items are minor and can be installed or corrected relatively quickly.

### Challenges

Many of the challenges that currently exist are lack of upgrading to current facilities or the location of existing facilities resulting in damage or vandalism. It appears that some of the washrooms have been operating for many years and have not received sufficient funding to upgrade or repair items within the facility. For example, the Library has many visitors, varying in age and abilities; however, the facilities are not fitted with accessible fixtures, limiting access for those with mobility challenges for the volume of visitors, nor does the library have the ability to appropriately assist

those with limited mobility. Many of the issues that the library is currently facing can easily be corrected with the proper upgrades.

Furthermore, due to their location, a few facilities require more maintenance and upgrades due to vandalism and overuse. The Downtown Facility, Jubilee Park and the Bill Fowler Centre are all located along destination routes or along highly trafficked areas – vandalism was present in all three areas, as well as damage to fixtures. There are several factors that play into the increased damage and vandalism in these locations even though the area is highly trafficked by visitors – poor lighting, limited sight lines from surrounding areas and general lack of supervision.

Both challenges are able to be corrected by the City of Camrose, by providing funds for upgrades/renovations or using the funds to have staff frequent the facilities on a more regular basis (other than to open and close the facility).





## 4. GAP ANALYSIS

### 4.1. PURPOSE AND APPROACH

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One of the key objectives of this study is to review the distribution of all locations throughout the city and outline the optimal locations for new locations to ensure proper distribution of available public washrooms. City of Camrose data has been used to construct the criteria analyzed in this study.

A spatial analysis of washroom distribution has been performed using two methods. The first method identifies existing large gaps in the distribution of available public washrooms across Camrose from a city-wide scale. The second method identified gap areas, overlaying criterion to determine the best location for future washroom facilities.

#### 4.1.1. Methodology

What is the optimal number and proximity of public washrooms from one another and key locations in the City? With the goal to create coverage throughout the City, it is important to set out the proximities public washrooms have from each other and from public places to create ease, convenience and comfort for residents and visitors without creating unrealistic maintenance and operational expectations for the City.

#### 4.1.2. Background Research and Best Practices

There is a strong sense from the urban planning profession that access to transit and amenities in a urban setting should be within a five minute walk, or 400 metres from home<sup>1</sup>. If this information was used in this study, it would create recommendations for far too many washrooms to be reasonable, particularly given the context of Camrose.

Given the variability of users and reasons public washrooms are used in Camrose, a variety of walking distances have been used as catchment radii from existing washrooms, including two-minute, five-minute and ten-minute walking distances to take into consideration the different needs based on location within the City. Walking distances have been calculated along roads, sidewalks and trails to consider that not all paths of travel are direct and often can encounter barriers.

### 4.2. SPATIAL ANALYSIS EVALUATION CRITERIA

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Nine (9) criteria have been used to determine the optimal siting of future public washrooms in Camrose. Each criterion utilizes City data to inform the decisions and recommendations. The data has been mapped with the criteria overlaid upon each other to inductively determine the best locations for future washrooms. This process provides a “data-driven” approach that recommends locating facilities in the best suited locations, as determined by the results from overlaying the sets of criteria together.

A list of the nine selected criteria with supporting rational for inclusion is summarized below. The analysis has been broken into two sections: one for city-scale identification of gaps through catchment areas of existing public washrooms

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<sup>1</sup> Michael Iacono, Kevin Krizek and Ahmed El-Geneidy, *Access to Destinations: How Close is Close Enough? Estimating Accurate Distance Decay Functions for Multiple Modes and Different Purposes* (2008): 1.

and the second focusing on gap areas with an overlay using the remaining eight criteria to highlight the best locations to place future washrooms.

Future proposed washroom locations were identified utilizing the mapping along with feedback from the City's Project Manager to determine existing gaps and future visitor needs.

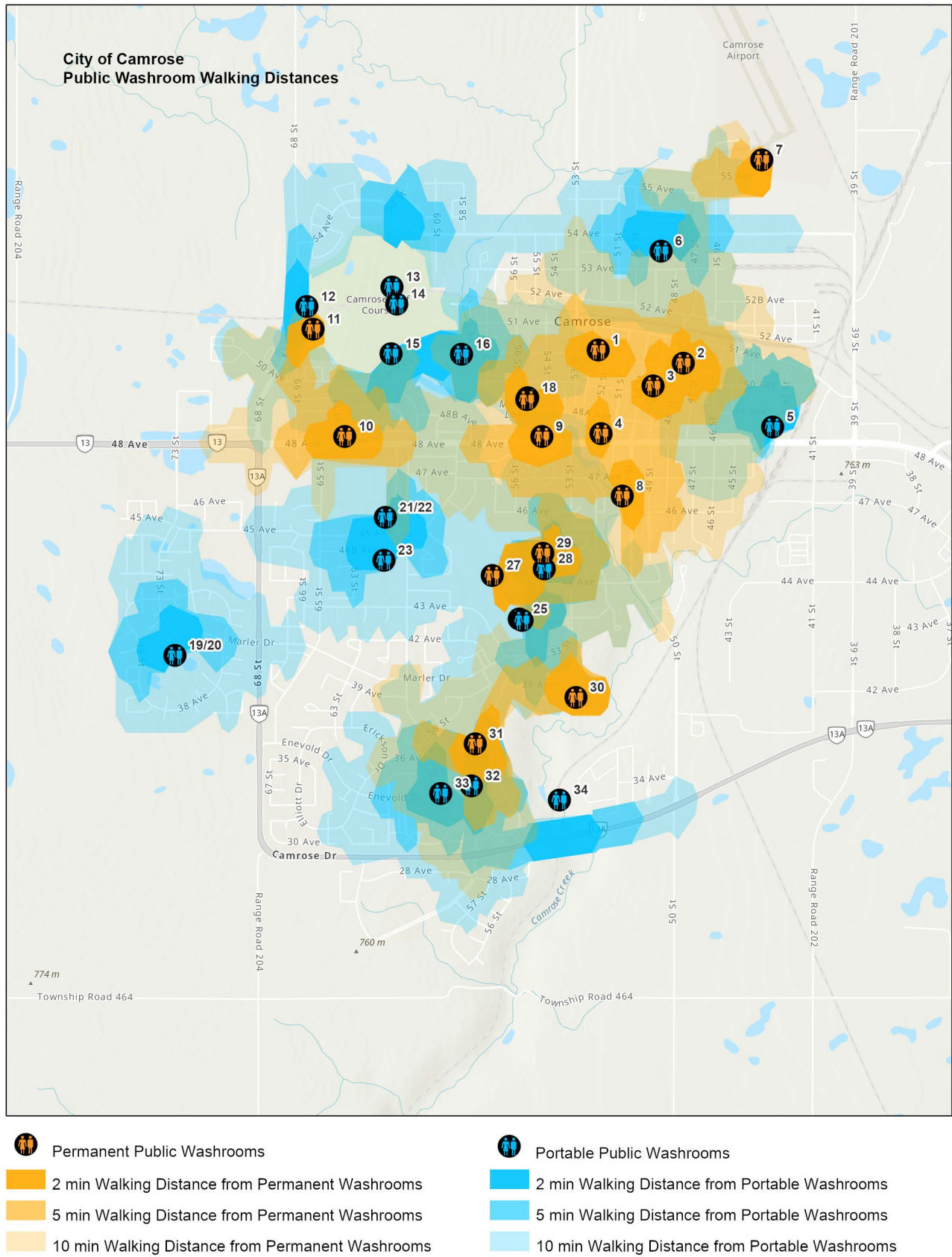
### **4.2.1 City-Scale Gap Analysis**

#### **Criteria 1: Existing Washrooms**

For the purpose of this study, both permanent and non-permanent washrooms have been shown with different walking distances applied to them including, two-minute (200 metre), five-minute (500 metre), and ten-minute (1,000 metre) (refer to Figure 2). The first level of analysis determines large (city-scale) gap areas that are not currently serviced by public washrooms or could be better serviced by a permanent washroom or a non-permanent washroom.

It is important to note that while gap areas have been determined through the city-wide gap analysis, washroom facilities are not necessarily in demand within these gaps. Depending on the nearby uses, there may not be any users who need to access washroom facilities or may be served through private facilities not considered in the mapping.

Figure 2: Washroom Walking Distances





### 4.2.2. Gap Areas Analysis

For the following criteria, a buffer has been placed around the existing permanent washrooms to exclude them from the analysis, since those areas are already being serviced by washrooms year-round. For most criteria the buffer has been selected at 100 metres (i.e., a person can walk a distance of 100 metres from a baseball diamond to use a public washroom). The city-owned lands, topography and preferred land use zone criteria have been given no buffers.

#### Criteria 2: Areas Outside of the Permanent Washroom Catchment Areas

Permanent washrooms and a 500-metre radius around each permanent washroom have been taken out of the catchment areas as they are deemed to already have service.

Each of the respective 500-metre marks has been evaluated against the other criteria to determine which of the locations is best suited for a future washroom.

#### Criteria 3: Parks, Greenspaces and Outdoor Recreation Facilities

Locating facilities to serve parks and outdoor recreation facilities will increase the usage of public washrooms as land uses within co-locating them where there is overlap in uses extends them to those using the parks and outdoor recreation facilities as well as trails. Playgrounds, outdoor sports fields, parks and greenspaces have been included in this assessment.

#### Criteria 4: Trails and Pathways

Locating facilities to serve trails and pathways provides access to washrooms for trail users, including people who walk and bike.

#### Criteria 5: Municipal Transit Stops

Locating washrooms where they are easily accessible by transit users on existing transit routes will increase the usage of public washrooms, extending them to people who walk and use transit. Transit stops have been included in this assessment as these provide a point of access for transit users.

#### Criteria 6: City-Owned Lands

It is recommended that new washrooms be located where the City already owns land.

#### Criteria 7: Existing Utilities

City data of existing and future water and wastewater utilities has been utilized to help locate future washrooms. Utilizing this data will help to minimize the financial impacts of constructing new infrastructure to service any recommended public washrooms.

#### Criteria 8: Topography

As much as possible, it is recommended to build public washrooms in areas with minimal slope.

#### Criteria 9: Downtown Commercial and Zoning

Outside of parks and greenspaces, there are certain land use districts that accommodate higher intensities of commercial and retail businesses that become destinations for locals and visitors. Utilizing City zoning,

Central/Downtown Commercial District (C1), and Special Historical Commercial District (SCD) have been included in this assessment as these districts generally accommodate higher foot traffic and uses that draw visitors.

### 4.3. GAP ANALYSIS FINDINGS

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Gap analysis has resulted in the recommendation to add six washrooms to City's inventory of public washroom facilities with Camrose. The recommended washroom locations are (shown in Figure 3):

#### **A – Dino Park / West Park(Portable)**

- Neighbourhood park with playground.
- The closest washroom to this park is 800 metres away (>15 min walk).
- Surrounding area has very significant residential growth.

#### **B – Cascade Playground and Dog Park (Portable)**

- Proposed washroom will support both the playground and the dog park.
- Users of these amenities tend to stay for longer periods.
- Future development in the area may further increase the need for a washroom at this location.

#### **C – Camrose Golf Course (Portable)**

- Converting one existing portable to four season use.
- This proposed location to serve cross-country ski and off leash dog park in the winter season.
- City staff to coordinate location with golf course and community services staff.
- Lowest priority

#### **D – Valley Trail 53 Ave(Portable)**

- To service users at the northern segment of the Valley Trail.
- Closest public washroom 1300 metres away (>20 min walk).
- To be installed after CP underpass trail connection is completed.

#### **E – Four Seasons Rotary Park (Permanent)**

- Will support adjacent parking area.
- Service users of this regional park all year around (including winter activities).
- Located at trail head.
- Adjacent to active open space.
- Equidistant between Jubilee Park & Stony Creek taking advantage of existing infrastructure.

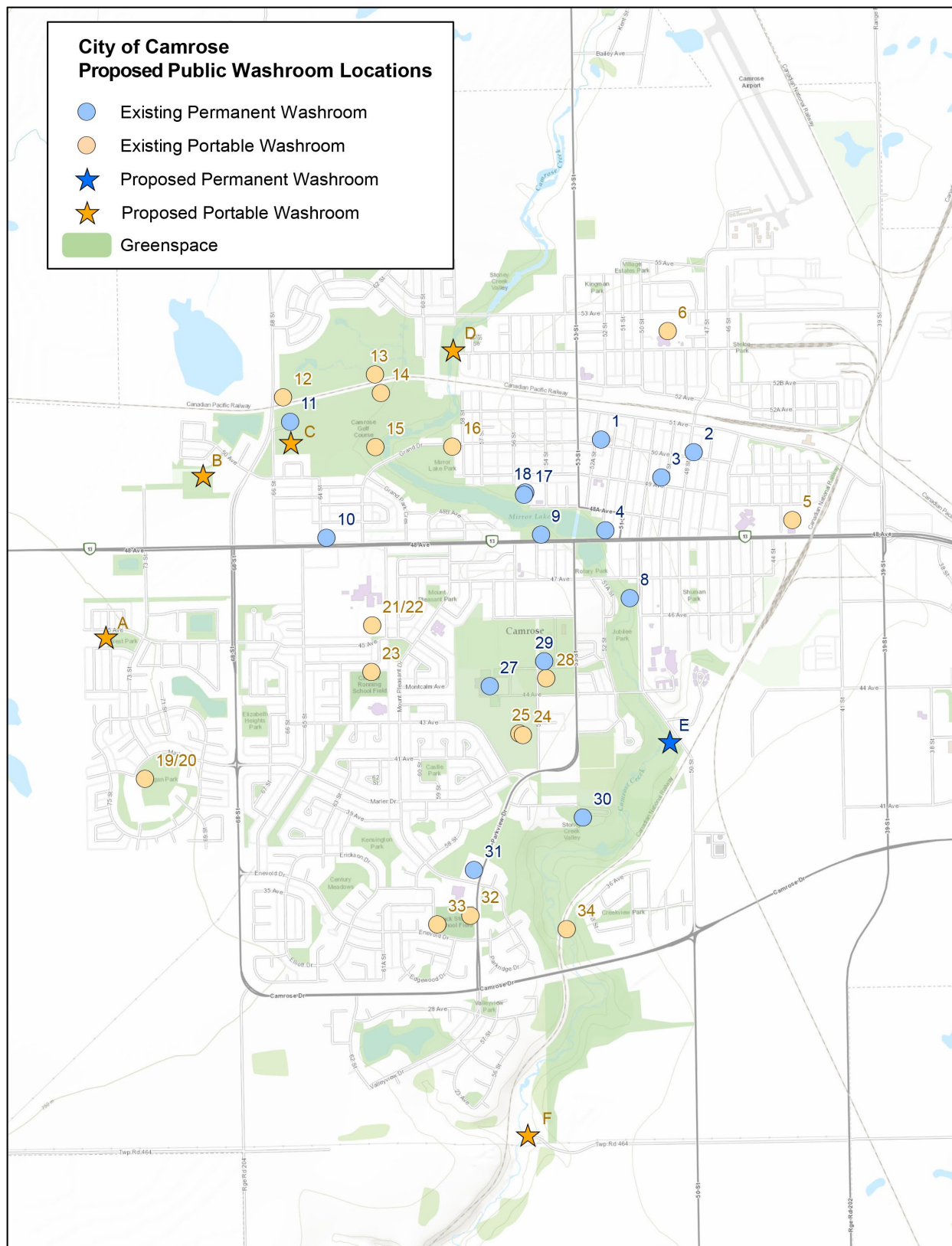
#### **F – Pump Station (Portable)**

- To service users at the southern segment of the Valley Trail.and informal trails used in activities during all seasons.
- East/west and north/south convergence of trails in the area

Placement of new washroom facilities may be limited by site availability, configuration, or utility locations. The proposed facility should be placed so that it is universally accessible and ensure that it has good surveillance. It is recommended that all proposed washrooms are serviced, single-occupancy, gender neutral facilities.

Further investigations, such as pathway counter information, user-group and public engagement, may inform facility placement and design.

Figure 3: Proposed Washroom Locations





## 5. RECOMMENDATIONS

### 5.1. RECOMMENDED UPGRADES TO EXISTING WASHROOMS

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Using the data collected through the washroom assessments, an estimated lifespan and set of recommended upgrades along with cost estimates were developed to inform future decisions around maintenance and facility investment.


A Class D, or Indicative Estimate, has been used to provide a rough cost projection used for budget planning purposes prior to the early stages of concept development of a project. A Class D estimate is generally based on the initial functional program and broad concept approach. The accuracy of this estimate is generally +/- 40 to 50%. Costs provided for facility upgrades are at a Class D level and include supply and installation of the line items listed.

A column for lifespan has been included for each Washroom Assessment, noting the estimated lifespan.

**Appendix A provides a detailed Class D Cost Estimate with unit breakdown.**



Table 4: Washroom #1 – City Hall

Washroom #1 – City Hall		
The washrooms at City Hall are located within the building – two washroom locations were noted (one upstairs and one on the main level). The facility is maintained and operated by the City of Camrose and hours are dependent of the operation of City Hall and is operational year-round.		
OBSERVATIONS	Interior	Exterior
	<p><b>Upstairs Washroom</b></p> <p>The upstairs washrooms were down the hall and around a corner. It was determined that there was not an adequate turning radius for wheelchair users to turn the corner and enter the washroom facility with ease. In addition, the men's upstairs washroom was missing its identification signage. Furthermore, there was no wayfinding signage on the upstairs floor for users. We were informed that staff are typically the only users for the upstairs washroom due to their seclusion, lack of wayfinding and access points (i.e. individuals need to travel upstairs or use the elevator). Due to the upstairs washroom being around a corner it can be noted that the washrooms themselves have limited visibility.</p> <p>Downstairs Washroom (main floor)</p>	<p>Exterior of City Hall is bright and inviting. Planting is short and does not block views. Perimeter lighting is installed, as well as up lighting. Bike racks are installed in front of facility. Door release hardware is installed.</p>
IMAGES		

## Washroom #1 – City Hall

Performance Criteria		Rating
UD   Universal Design		7.0
SD   Sustainable Design		2.5
E+M   Ease and Economy of Maintenance		5.0
CPTED   Crime Prevention Through Environmental Design		6.5
UE   User Experience		8.0
Lifecycle Assessment		
Notes	City Hall is in excellent condition, and its lifespan will be 10+ years if maintenance is continued.	Expected Lifespan
		Lifespan of the facility is 10+ years.
Recommendations		
Facility Upgrades	Interior	Exterior
	Repair/install universal symbol on washroom doors.	None.
	Remove storage bins from floors and mount on the wall (c/w mounting hardware).	

Table 5: Washroom #2 - Library

Washroom #2 – Library		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>• Access to the library is either by ramp or stairs.</li> <li>• The ramp is visibility deteriorating and the stairs have been installed on a slope. The exposed aggregate surface has many chips, cracks, holes and other deficiencies.</li> <li>• There are no tactile strips or warning signals installed on the steps other than a bright yellow paint.</li> <li>• The stair treads are sufficiently wide and may require an additional centre handrail.</li> <li>• The ramp is failing in many spots and looks like it has been repaved with asphalt to try and even out the surface.</li> <li>• The handrail on the ramp stops at the corner of the building, there is evidence of a rail that used to be installed along the side of the building, but it has not been replaced.</li> <li>• There are 3 small lights pointing downwards on the ramp, other than that, the lighting around the building is insufficient.</li> <li>• On the inside of the ramp there is rock aggregate and juniper planting which is rather unsightly.</li> <li>• The rock aggregate is getting washed into the drainage basin. Recommend installing a filtration sleeve around the drainage basin and clean up planting bed.</li> </ul>	<ul style="list-style-type: none"> <li>• The upstairs washroom is outdated, under lit and has trip hazards due to tile coming loose, Tape has been used to fasten the flooring down.</li> <li>• The doors do not indicate if the stalls are wheelchair accessible.</li> <li>• Handles on both stalls cannot be operated with a closed fist and do not have adequate push/pull handles to close or open the door.</li> <li>• Hangers installed on the doors are not at appropriate heights or are missing.</li> </ul>

## Washroom #2 – Library

IMAGES





## Washroom #2 - Library

PERFORMANCE CRITERIA	RATING
<b>UD</b>   Universal Design	5.0
<b>SD</b>   Sustainable Design	2.5
<b>E+M</b>   Ease and Economy of Maintenance	4.5
<b>CPTED</b>   Crime Prevention Through Environmental Design	6.0
<b>UE</b>   User Experience	6.0

### LIFECYCLE ASSESSMENT

NOTES	<ul style="list-style-type: none"> <li>• All four urinals are flush with the floor but do not have a top rail installed above for assistance with standing.</li> <li>• Toilets are not a standard accessible height and are not located in appropriate distance from wall and toilet paper holder.</li> <li>• Stalls do not have rails installed at the correct height, length and type.</li> <li>• Wayfinding signage was located on the ceiling and not easily visible although they were high contrast.</li> </ul>	Expected Lifespan
		The Library building appears to be in less than satisfactory condition, and the washrooms within it will remain in good condition as long as the building is maintained. Recommend a building condition assessment.

### RECOMMENDATIONS

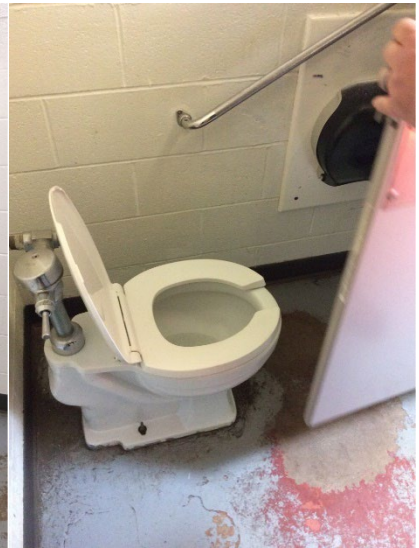
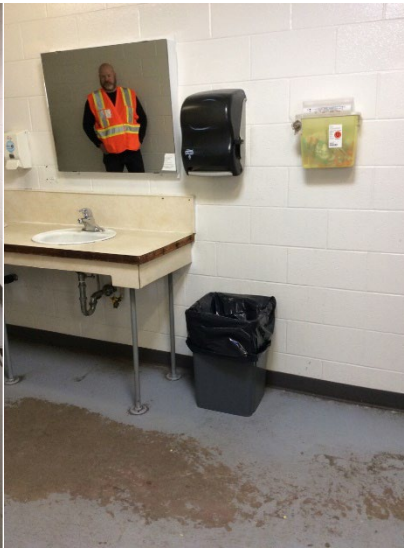
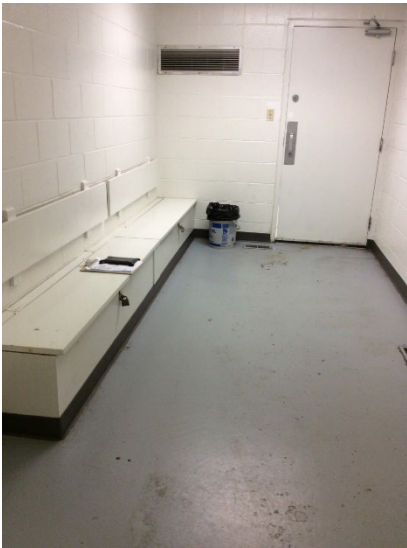
FACILITY UPGRADES	Interior	Exterior
	Install universal symbol on all washroom entrance doors.	Remove and replace front stairs and ramp c/w railing.
	Repair tile flooring in washrooms.	Tactile warning strip to be installed on stairs.
	Change all latches on stall doors to universal latches.	
	Install pull handles on backs of stall doors to aid in pulling shut.	
	Install grab bars above/beside urinals.	

Table 6: Washroom #3 - Downtown Facility

Washroom #3 – Downtown Facility		
The downtown washroom facility houses both a men's and women's washrooms. The facility is a stand-alone building that appears to be open to the public year-round and operated by the City of Camrose.		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>Interiors of both the men's and women's washroom facilities are not inviting and are outdated – there is limited lighting, outdated fixtures, broken/vandalized furnishings, and limited visibility within the washrooms.</li> <li>Women's stalls are located around the corner in the back of the facility, ultimately limiting the ability to tell if there is anyone else occupying the washrooms.</li> <li>One skylight is installed in each of the men's and the women's washrooms, but it does not provide adequate lighting for the washrooms alone.</li> <li>Recommended that additional lighting or additional windows be installed to enhance the lighting in the facilities and that the orientation of the stall doors be changed as some of them hit the toilets while trying to open them.</li> </ul>	<ul style="list-style-type: none"> <li>Exterior of the building is constructed of concrete cinder blocks and is painted dark blue.</li> <li>Entrances are east (men's) and west (women's) facing.</li> <li>Limited visibility to women's washroom entrance as it is around the corner and in the alley.</li> <li>East side (men's) of the washroom has a sidewalk that leads visitors nowhere as it ends at corner of building – due to this, visitors are travelling along the back of the building (south side) along a dirt path to get to women's washrooms.</li> <li>South side of the building has no path, no lighting, and no visibility from the parking lot.</li> <li>Path travels along a resident's unsightly backyard.</li> <li>Two recommendations for along the south side of the building:               <ol style="list-style-type: none"> <li>1. Install fencing along back of washroom facility to block people from travelling along south side of building (preferred method) or,</li> <li>2. Install a sidewalk, with adequate lighting.</li> </ol> </li> <li>Graffiti observed on the west side of the building and it is believed that this space could be enhanced with a mural.</li> <li>Several of the exterior lights were broken or missing bulbs, and the signage for the women's side of the washroom was broken or missing.</li> </ul>

## Washroom #3 – Downtown Facility

IMAGES



## Washroom #3 – Downtown Facility

PERFORMANCE CRITERIA		RATING
UD   Universal Design		7.5
SD   Sustainable Design		2.5
E+M   Ease and Economy of Maintenance		6.0
CPTED   Crime Prevention Through Environmental Design		6.5
UE   User Experience		7.0
LIFECYCLE ASSESSMENT		
NOTES	The Downtown Facility is currently operational although outdated. There are safety issues noted through the walk-through (including limited lighting and blind corners). The women's washroom is more concerning as it is adjacent to the alley and does not appear to be well lit. It is determined that safety is the top priority and fencing, trimming and lighting should be completed first).	<b>Expected Lifespan</b>  If interior features of the washroom are updated the building itself has a lifespan of 5+ years.
RECOMMENDATIONS		
FACILITY UPGRADES	Interior	Exterior
	Install windows or additional areas for natural light to enter building (2 in women's and 2 in men's).	Install barrier or chain link fencing to deter individuals from travelling around back of building or install sidewalk and lighting to increase safety although not preferred (not included in sub-total).
	Change hinges on doors to swing outward.	Replace signage on women's side of building.
		Remove graffiti on west side of building or add a mural (not included in sub-total).



Table 7: Washroom #4 - Arts Centre

Washroom #4 – Chuck MacLean Arts Centre		
<p>The washroom facilities are located within the Chuck MacLean Arts Centre building. There were both men's and women's washroom facilities. The Centre is operational year-round Monday – Friday, but not open on weekends. It is operated and maintained by the tenants of the Chuck MacLean Arts Centre.</p>		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>• The facility is bright, clean and inviting; there is a front desk stationed on the inside of the doors to your right when you walk in, thus security does not feel like an issue.</li> <li>• Men's and women's washrooms were clean and bright.</li> <li>• Color/texture of the flooring did create glare from the lighting above the sink, and it is recommended that a shield be installed on the fixtures to help reduce the glare.</li> <li>• If the flooring becomes wet it would become a hazard as the flooring would become slippery.</li> <li>• Height of the toilet in the women's washroom is too high (top of toilet seat is 500 mm).</li> <li>• Men's washroom has no grab bars/ rails installed around the urinals and it is recommended that these be installed to improve user safety / universality.</li> <li>• Waste receptacles are to be wall mounted and removed from floor as to not impede turning radius/maneuverability within washrooms.</li> <li>• Universal symbols are to be installed on both the men's and women's washrooms.</li> </ul>	<ul style="list-style-type: none"> <li>• The Chuck Maclean Arts Centre is on the lower west side of Co-op Camrose Food Store; the entrance is not highly visible, and a large parking lot is situated out-front.</li> <li>• To enter the facility, you must travel across a vehicular lanes/traffic to enter the front doors.</li> <li>• Steep concrete ramp in the sidewalk leads you to the doors.</li> <li>• It is recommended that the front entrance be modified to be more visible with the installation of vehicular signage with a posted speed limit (or pedestrian crossing signage) and a painted crosswalk to help enhance the visibility of the entrance.</li> </ul>

## Washroom #4 – Chuck MacLean Arts Centre

IMAGES



## Washroom #4 – Chuck MacLean Arts Centre

PERFORMANCE CRITERIA		RATING
UD   Universal Design		8.0
SD   Sustainable Design		5.0
E+M   Ease and Economy of Maintenance		6.0
CPTED   Crime Prevention Through Environmental Design		7.0
UE   User Experience		7.5
LIFECYCLE ASSESSMENT		
NOTES	Overall, the Chuck MacLean Arts Center is in good condition. The entrance is bright and welcoming. The space feels safe and generally feels up-to-date. Minor upgrades are required to reach ADA standards, but generally there are no major issues with the facility.	Expected Lifespan
		The lifespan of the facility is 10+ years with upgrades likely needed in the future.
RECOMMENDATIONS		
FACILITY UPGRADES	Interior	Exterior
	Install toilet with appropriate height of 450mm.	Paint crosswalk/pedestrian crossing lines in drive lane to increase visibility to entrance.
	Install grab bars above urinals.	
	Install lighting shield around light fixtures to reduce glare.	
	Install universal signage on both washroom doors.	

Table 8: Washroom #8 - Jubilee Park

Washroom #8 – Jubilee Park		
The Jubilee Park washroom facility is located on a hill in the northeast corner of Jubilee Park. The washrooms are located within a standalone building that houses both a men’s and women’s washroom facility. The facility is operated and maintained by the City of Camrose and appears to be open year-round.		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>The washrooms are outdated and not inviting</li> <li>Toilet paper dispensers are not located at appropriate heights or distances, nor in standard tamper-proof dispensers.</li> <li>The sink is not accessible as the plumbing has been hidden by installing a slanted plywood box around it, which ultimately impedes universal access to the sink</li> <li>Light switch is covered in a tamper-proof box, it is recommended that this be changed to a sensor.</li> <li>It is recommended that a pull handle be installed on the back of the accessible stalls, as well as changing some of the locks to the appropriate latches that can be locked with a fist.</li> <li>The stainless-steel mirrors are not tilted down for universal access in either of the washrooms.</li> </ul>	<ul style="list-style-type: none"> <li>The Jubilee Park Facility is located across a small creek halfway up the hill to 50th street.</li> <li>Facility is west facing with a view of the playground in the distance.</li> <li>Exterior of the facility is light in color and currently has broken sensor lighting as well as an obvious graffiti clean-up on the back of the building.</li> <li>Back of the building has lush vegetation behind it as well as quick access to a staircase.</li> <li>There is a large wall located on the south side of the building which impedes the view from certain angles to the playground.</li> <li>There are gravity hinges installed on the exterior doors as well as universal signage.</li> <li>Additional lighting around the perimeter of the building.</li> <li>Suggestion to have a local artist paint a mural along the back of the building would help decrease the likelihood of repeat vandalism.</li> </ul>



## Washroom #8 – Jubilee Park

IMAGES



## Washroom #8 – Jubilee Park

PERFORMANCE CRITERIA		RATING
UD   Universal Design		6.5
SD   Sustainable Design		5.0
E+M   Ease and Economy of Maintenance		5.5
CPTED   Crime Prevention Through Environmental Design		5.5
UE   User Experience		6.5
LIFECYCLE ASSESSMENT		
NOTES	Jubilee Park is generally in a good place for surveillance, as it is located on top of a hill and has good visibility from most directions; however, its location atop a large grade change can create barriers for accessibility. The structure is in good condition but requires minor interior updates, as well as some exterior updates to the back side of the building.	Expected Lifespan
		The lifespan of the facility with upgrades is 10+ years.
RECOMMENDATIONS		
FACILITY UPGRADES	Interior	Exterior
	Reinstall toilet paper dispenser to appropriate height and distance.	Optional: Install mural on back of building.
	Install pull handle on back of door.	Add vandal proof cover to lighting to decrease vandalism (currently has exposed lights that can be broken).
	Update latch/locks on stall doors to ADA standard	
	Change light switch to sensor.	
	Change sink height/counter to appropriate height and hide pipes in wall rather than slanted wall that limits access to sink.	
	Add windows to each washroom.	

Table 9: Washroom #9 - Bill Fowler Centre

Washroom #9 – Bill Fowler Centre		
<p>The Bill Fowler Centre is located south of Mirror Lake in the Chamber of Commerce building. There is a separate entrance to the men's and women's washrooms. The building appears to be maintained and operated by the tenants of the facility and is operational year-round.</p>		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>To enter the Bill Fowler Centre, you travel down a dark narrow hallway to reach the washrooms.</li> <li>Both women's toilet tanks were duct taped onto the toilets, toilet paper dispensers have been taped shut and graffiti was present on the ceilings above the toilets.</li> <li>In one of the washrooms, the tile had shifted on the floor and has large gaps between tiles, creating a tripping hazard.</li> <li>Men's washroom door is missing signage completely and the word 'MEN' has been written in with sharpie.</li> <li>No grab bar/rail present next to or above the urinal. Several paper signs have been taped to the washroom door entrances, which would make entering a washroom confusing.</li> <li>There is no natural light entering the hallway, making the hallway extremely dark, additional lighting and a lighter color of paint would help improve visitor experience through this space.</li> <li>Recommended that the existing toilets and dispensers be removed and upgraded to tamperproof fixtures – ensuring installation to appropriate height and reach distances.</li> <li>Flooring is in need of repair and could be upgraded to a finish that is more resistant to visitor usage - non-slip and non-glossy material (note that there are warning signs currently posted on the doors for slippery floors).</li> <li>Signage on both the doors to be replaced to ADA standards including braille for those with limited visibility.</li> <li>Gravity hinges/ springs recommended on all exterior doors to washrooms.</li> </ul>	<ul style="list-style-type: none"> <li>Entrance to the building has a large wall and overgrown vegetation to the right of the entrance (south), blocking views from the street.</li> <li>There is a parking lot adjacent to the facility and visitors must cross a lane of traffic to reach the entrance.</li> <li>Facility has an exterior entrance door which leads visitors down a dark hallway to the washrooms; this exterior entrance has a large threshold gap and needs to be replaced/repared as it is greater than 13mm in height.</li> <li>We had the opportunity to witness an individual in a wheelchair attempt to enter the building; she required assistance as someone needed to hold the door open for her while she tried to get over the threshold.</li> <li>Adjacent hallway is extremely narrow and makes it difficult for an individual to not only get over the threshold while holding the door, but they also have to make several adjustments to get into the door (i.e. the turning radius is too narrow from exterior entrance into the hallway).</li> </ul>

## Washroom #9 – Bill Fowler Centre

IMAGES





## Washroom #9 – Bill Fowler Centre

PERFORMANCE CRITERIA		RATING
UD   Universal Design		6.5
SD   Sustainable Design		5.0
E+M   Ease and Economy of Maintenance		6.0
CPTED   Crime Prevention Through Environmental Design		7.5
UE   User Experience		4.5
LIFECYCLE ASSESSMENT		
NOTES	The facility is currently operating with an apparent need for upgrades. Due to the repairs and existing damage, it is determined that the Bill Fowler Centre is operating beyond its lifespan, and needs immediate upgrades and up keep.	Expected Lifespan
		Immediate upgrades required.
RECOMMENDATIONS		
Interior		Exterior
Repair tile in washrooms.		Install appropriate height of threshold at exterior door entrance.
Replace toilets to tankless tamperproof toilets (c/w supply and install).		Trim planting around entrance to enhance visibility.
Replace toilet paper dispensers/ remove duct tape.		
Install gravity hinges on doors.		
Adjust all dispensers to appropriate heights according to ADA standards (includes paper towel and soap dispensers).		



Table 10: Washroom #10 - Police Station

Washroom #10 – Police Station		
The Police Station houses one unisex/universal washroom in their waiting area for public to use. The washroom is operated and maintained by the police facility and is open during operational hours of the station.		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>• First impressions of the interior of the Police Station are bright and welcoming.</li> <li>• Public washroom is to the immediate left of the entrance.</li> <li>• There are a few chairs outside the washroom which service visitors waiting to talk to staff.</li> <li>• Light colored paint and floors help brighten the space up.</li> <li>• Washroom generally meets ADA standards other than the grab bars being installed 100mm too high and the flooring does not appear to reduce glare nor does it appear to be slip resistant.</li> </ul>	<ul style="list-style-type: none"> <li>• Those visiting the Police Station have the option to enter the building via stairs or ramp.</li> <li>• Ramp is showing signs of age and appears to have been patched with asphalt.</li> <li>• There are many cracks and gaps along the ramp.</li> <li>• The stairs are extremely wide and appear to have a middle rail removed.</li> <li>• It is recommended that the ramp and stairs both be properly repaired, and a middle rail installed back to the middle of the stairs.</li> <li>• Bollards and streetlights were documented around the facility but they appear to be outdated and not dark sky compliant.</li> <li>• While the planting outside the front window aids in reducing heat absorption or heat island effect, it blocks visibility to the ramp from the interior of the building, ultimately reducing surveillance inside and outside the building.</li> </ul>

## Washroom #10 – Police Station

IMAGES



## Washroom #10 – Police Station

PERFORMANCE CRITERIA		RATING
UD   Universal Design		8.0
SD   Sustainable Design		2.5
E+M   Ease and Economy of Maintenance		5.0
CPTED   Crime Prevention Through Environmental Design		6.5
UE   User Experience		9.0
LIFECYCLE ASSESSMENT		
NOTES	The exterior of the police station is degraded and is in need of upgrades; upgrades to the ramp, pruning vegetation etc. The interior appears to be recently renovated and meets most ADA standards.	Expected Lifespan
		The washroom is in good condition with the exception of fixtures installed at incorrect heights. The current lifespan of the facility is 10+ years.
RECOMMENDATIONS		
FACILITY UPGRADES	Interior	Exterior
	Install slip resistant flooring.	Trim planting around entrance and windows for visibility.
	Lower grab bars to appropriate height.	Repair ramp.
		Reinstall middle railing on stairs.

Table 11: Washroom #11 - Club House

Washroom #11 - Camrose Golf Course Club House		
<p>The Camrose Golf Course Club House has two washroom locations (one upstairs by the restaurant and one on the main level by the pro shop). The washrooms located on the main level also appeared to operate as a changeroom which was undergoing renovations while doing an assessment. The facilities appear to be operated and maintained by the Club House staff and are only open during operational hours.</p>		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>Both washrooms were documented as being outdated and had several ADA deficiencies.</li> <li>Grab bars need to be installed in both of the accessible stalls as well as at the urinals – the existing bars are not installed at the appropriate height.</li> <li>No pull bars are installed on the back of the doors in the accessible stalls.</li> <li>The paper towel / soap dispensers are currently installed at 1.3m off ground (280mm above the max) and need to be adjusted to correct height and distance from sink.</li> </ul>	<ul style="list-style-type: none"> <li>Façade of the Club House is dark brick and light siding with vegetation around the building.</li> <li>Adjacent to the building is the gravel parking lot and 68th street.</li> <li>Gravel parking lot appears to have limited lighting installed, decorative lighting installed on frontage of Club House and is not dark sky compliant.</li> <li>Majority of the existing vegetation surrounding the building is not of concern as it is low, however, there are large coniferous trees planted around the corners of the building which reduce the visibility in those areas.</li> </ul>

## Washroom #11 - Camrose Golf Course Club House

IMAGES





## Washroom #11 - Camrose Golf Course Club House

PERFORMANCE CRITERIA		RATING
UD   Universal Design		7.0
SD   Sustainable Design		5.0
E+M   Ease and Economy of Maintenance		5.0
CPTED   Crime Prevention Through Environmental Design		6.0
UE   User Experience		7.0
LIFECYCLE ASSESSMENT		
NOTES	<p>The exterior of the building is bright and welcoming and there appears to be ample lighting around the parking lot creating a safe feeling space. However, with regards to the washroom facilities, it is not common knowledge that the facilities within the Camrose Golf Course available, as there is no wayfinding signage and the washrooms are in semi-private locations within the building.</p>	<p><b>Expected Lifespan</b></p> <p>The facility appeared to be undergoing some renovations when we visited the site. The current lifespan with updates is 10+ years.</p>
RECOMMENDATIONS		
FACILITY UPGRADES	Interior	Exterior
	Install grab bars above urinals.	Wayfinding (4 signs).
	Repair broken tile in men's washroom.	
	Lower paper towel and soap dispensers too appropriate distances and heights from sink.	
	Install pull handles on back of universal stalls.	

Table 12: Washroom #17 - Mirror Lake

Washroom # 17 – Mirror Lake Upstairs		
<p>The Mirror Lake facility is a multi-use facility providing many activities. There were two locations noted (one downstairs and two on the main level). While on site we were instructed that only 2 of the 3 sets of washrooms were open to the public. Upstairs near the front entrance are both men's and women's washroom facilities which were well maintained/updated. Located near the back of the building were single stall men's and women's washrooms; neither washrooms were up-to-date or ADA standard. The facility appears to be operated and maintained by City of Camrose and/or tenants of the building – it is open during operational hours year-round.</p>		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>• Washrooms that we assessed were located near the front entrance of Mirror Lake, and located to the right of the entrance.</li> <li>• It was documented that there was little to no wayfinding through the building; addition of wayfinding signage through building would make washrooms more accessible.</li> <li>• It was noted that washroom upkeep is an important factor; a few lights were out in the washrooms and drastically changed the amount of light.</li> <li>• Chairs placed near the accessible stalls impede the reachability to dispensers as well as maneuverability around the sink; these chairs impact the usability of the sink/accessible counter areas for those with limited mobility (using a walker, cane or wheelchair), users would be required to step or stretch/extend arm to use soap.</li> <li>• Waste receptacles in washrooms are currently located on the floor; it is recommended to install wall mounted receptacles, so they are not a trip hazard.</li> <li>• Grab bars/rails are missing from accessible stalls as well as hangers on the back of the doors to appropriate height and distances.</li> </ul>	<ul style="list-style-type: none"> <li>• Lights documented on exterior of building, do not appear to be dark sky compliant.</li> <li>• Limited visibility from parking lot to building, and there is no separation between pedestrians and vehicular traffic while travelling to building.</li> <li>• Recommended to add additional lighting as well as a safe travel lane for pedestrians to reach building entrance from parking lot.</li> </ul>

## Washroom # 17 – Mirror Lake Upstairs

IMAGES



## Washroom # 17 – Mirror Lake Upstairs

PERFORMANCE CRITERIA		RATING
UD   Universal Design		8.0
SD   Sustainable Design		5.0
E+M   Ease and Economy of Maintenance		6.0
CPTED   Crime Prevention Through Environmental Design		7.0
UE   User Experience		8.0
LIFECYCLE ASSESSMENT		
NOTES	Overall, Mirror Lake facility is generally a well maintained and updated facility, the entrance is welcoming and open. There is natural light throughout the building, and it is moderately easy to navigate. However, the parking lot is not pedestrian friendly and there is little exterior lighting – which might cause visitors to feel unsafe at night. Mirror Lake has a front washroom that appears to be the most used by visitors.	Expected Lifespan
		This washroom is in good condition and requires minimal upgrades. The lifespan of this facility is 10+ years.
RECOMMENDATIONS		
FACILITY UPGRADES	Interior	Exterior
	Remove chairs from washrooms as they impede mobility through the space.	Install dark sky compliant lighting on exterior of building (2 fixtures).
	Install waste receptacles so top height is at 1100mm off floor.	
	Install grab bars behind urinals and toilet in accessible stalls.	

Table 13: Washroom #27 - Recreation Centre

Washroom #27 – Recreation Centre		
The Recreation Centre is a facility running public programing and indoor recreation operated and maintained by the City of Camrose. There are men's and women's public washroom facilities inside the Recreation Centre. The facility is open year-round, and the hours of operation are dependent on the Recreation Centre.		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>• The washrooms are located directly in front of the Centre's entrance and are marked by a small sign.</li> <li>• Adjacent to the washrooms is an information desk providing regular surveillance on the entrances.</li> <li>• Both washrooms are well lit, clean and show little to no damage.</li> <li>• Deficiencies include no pull handles on back of accessible stalls to pull door shut, however, handle itself is large and easy to use so it has the possibility to be used to pull door shut.</li> <li>• Waste receptacles are sitting on the floor. Wall mounting waste receptacles can aid in maneuverability for universal access.</li> <li>• Mirrors in both washrooms are not tilted. Tilting at least one of the mirrors in each could improve ADA compliance</li> </ul>	<ul style="list-style-type: none"> <li>• The entrance to the Recreation Centre is well-lit and easy to identify.</li> <li>• The building facade is light colored and vegetation near doors is located at a good distance.</li> <li>• Access from the parking lot is aided by a ramp as well as door release hardware installed.</li> </ul>



## Washroom #27 – Recreation Centre

IMAGES



## Washroom #27 – Recreation Centre

PERFORMANCE CRITERIA		RATING
UD   Universal Design		8.0
SD   Sustainable Design		7.5
E+M   Ease and Economy of Maintenance		7.0
CPTED   Crime Prevention Through Environmental Design		9.5
UE   User Experience		9.0
LIFECYCLE ASSESSMENT		
NOTES	No major concerns if the facility is maintained regularly.	Expected Lifespan
		Lifespan of the facility is 10+ years.
RECOMMENDATIONS		
FACILITY UPGRADES	Interior	Exterior
	Wall mount waste receptacles.	None
	Install pull handles on back of universal doors.	
	Lower paper towel dispensers to ADA standards and horizontal reach in both washrooms (includes labor, patching and supply and install).	

Table 14: Washroom #29 - Community Centre

Washroom #29 – Community Centre		
The Community Centre contains two washroom locations (washrooms located inside main building as well as field house). Both men's and women's washroom facilities were documented – however, no unisex/universal washrooms documented. The Community Centre is open year-round and is operated and maintained by the City of Camrose.		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"> <li>• The signage installed in the hallway to the washrooms does not indicate that it contains a universal stall and one of the signs is damaged</li> <li>• Neither of the signs are ADA compliant; it is recommended to replace signage to ADA standard as well as install signage that shows the universal symbol</li> <li>• Several items inside the washrooms need attention;               <ol style="list-style-type: none"> <li>1. the toilet paper dispenser is too high above toilet</li> <li>2. pull handles are too far away from latch on back of door in accessible stalls</li> <li>3. mirrors have been vandalized in both washrooms and should be replaced</li> <li>4. waste receptacles have been vandalized (kicked) and need to be repaired</li> <li>5. waste receptacles that are on the floor are to be removed from the washroom</li> <li>6. the paper towel dispensers are installed too high and should be relocated to appropriate height and reach from sink</li> <li>7. there is damage on walls where drywall is exposed, this needs to be patched and repainted.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>• There is evidence of large cracking/shifting of the sidewalk in front of the building and this had been flagged with neon pink paint</li> <li>• Threshold pieces for the doors were not a continuous piece and were made of wood, rather than metal. It is recommended that this threshold be updated and installed as a metal continuous piece</li> <li>• There is limited lighting installed in the parking lot as well as the building, and the lighting does not appear to be dark sky compliant.</li> </ul>

## Washroom #29 – Community Centre

IMAGES



## Washroom #29 – Community Centre

PERFORMANCE CRITERIA		RATING
UD   Universal Design		8.5
SD   Sustainable Design		5.0
E+M   Ease and Economy of Maintenance		5.5
CPTED   Crime Prevention Through Environmental Design		7.0
UE   User Experience		7.0
LIFECYCLE ASSESSMENT		
NOTES	The Community Centre is in good condition. ADA standard upgrades are apparent in the washrooms.	Expected Lifespan
		Without upgrades the lifespan of the facility is 5-10 years.
RECOMMENDATIONS		
FACILITY UPGRADES	Interior	Exterior
	Wall mount all waste receptacles.	Install new threshold pieces at entrance doors.
	Repair/repaint drywall.	Repair cracks in walkway.
	Reinstall paper towel dispenser to correct height (includes labour, drywall patching and relocating dispenser).	
	Install grab bars above urinals.	
	Install pull handles on back of universal doors.	



Table 15: Washroom #30 - Stoney Creek Facility

Washroom #30 – Stoney Creek Facility		
<p>The Stoney Creek Facility is a standalone building situated in the southeast corner of Camrose. There are both men's and women's washrooms inside the building, on the main floor. The washrooms appear to be operated and maintained by the City of Camrose. It is not apparent if the facility is operational year-round or only during the spring/summer months.</p>		
	Interior	Exterior
<b>OBSERVATIONS</b>	<ul style="list-style-type: none"> <li>• The Stoney Creek Facility has a lot of natural light travelling through the building as many of the doors have windows allowing natural light to enter the hallway. However, the general feel of the facility is that it is outdated and is in need of some upgrades.</li> <li>• The hallway leading to the washrooms is narrow and produces a narrow turning radius to enter washroom.</li> <li>• Washroom is configured with the smallest stall as the accessible stall with grab bars; however, is too narrow and has an inward swinging door, limiting movement / access for mobility aids like walkers or wheelchairs.</li> <li>• There is another stall large enough to be an accessible stall, however, is not setup with any mobility assistance fixtures.</li> <li>• Fixtures on the doors are inconsistent as it was documented that the latches in the stalls are different; it is recommended that the locks and latches are changed to ADA standard.</li> <li>• In the men's washroom, the urinal has a small corridor that you travel down to access it. There are no grab bars/rails installed above or next to urinal, it is recommended that these be installed (the City may also be required to provide a rail the length of the hall as someone in a walker would need to leave their mobility device at the beginning of the wall.</li> <li>• Some of the washrooms are much darker than the others due to the shape of the washroom and placement of stalls and lighting; additional lighting is required throughout the washroom to help mitigate the shadows that are created from lack of light.</li> <li>• The paper towel and soap dispensers are located at incorrect heights and need to be adjusted to ADA standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Stoney Creek Facility is situated on top of the valley overlooking Stoney Creek.</li> <li>• A gravel parking lot and bike racks installed adjacent to the building provides parking for the Stoney Creek Facility.</li> <li>• There is no drop off zone/pad for users, just a small concrete ramp with no railing. A 2-3" inch drop off on left side of ramp was documented while on site.</li> <li>• There are clear views and site lines from the parking lot/playground to building entrance.</li> <li>• Building facade is stained/painted wood with signs of weathering.</li> <li>• There was no wayfinding signage noted other than a post installed along bottom trail.</li> </ul>

## Washroom #30 – Stoney Creek Facility

IMAGES



## Washroom #30 – Stoney Creek Facility

PERFORMANCE CRITERIA	RATING
<b>UD</b>   Universal Design	7.0
<b>SD</b>   Sustainable Design	5.0
<b>E+M</b>   Ease and Economy of Maintenance	5.0
<b>CPTED</b>   Crime Prevention Through Environmental Design	6.5
<b>UE</b>   User Experience	5.0



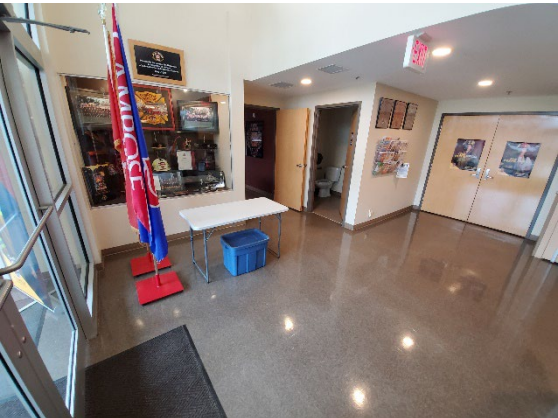

### LIFECYCLE ASSESSMENT

NOTES	Expected Lifespan	
	<p>The washrooms have an inconsistent layout, and the configuration of the washrooms is confusing (i.e., the smaller washrooms have the grab bars and do not have space for a wheelchair or an individual to maneuver very well while inside the stall). Many of the stalls have not been updated and do not meet ADA standards. The facility requires many cosmetic upgrades.</p>	<p>This structure is reaching or has reached the end of its lifespan.</p>

### RECOMMENDATIONS

FACILITY UPGRADES	Interior	Exterior
	Install grab bars above urinals.	Install drop off pad or install sidewalk to aid in access to building.
	Reconfigure washroom to ensure designated universal stall is the large stall (remove and reinstall existing hardware to correct stall, includes labor, patching and supply and install).	
	Install additional or new light fixtures.	
	Reinstall paper towel dispenser to correct height.	
	Install pull handles on back of universal doors and correct latches.	

Table 16: Washroom #31 - Fire Hall

Washroom #31 – Fire Hall		
<p>Note: This assessment was completed by a City of Camrose employee. While preparing for this assessment, the team spoke to a member of the City of Camrose Fire Department to enquire about the public washroom inside the building. and was told that it was not available. The City employee went back the following day and completed the assessment. The below is completed to the best of our knowledge using site photos and a paper copy of the assessment that was used to complete the review.</p>		
OBSERVATIONS	Interior	Exterior
	<ul style="list-style-type: none"><li>• Building entrance well-lit with natural light.</li><li>• Washroom is located at the front entrance of the building so wayfinding signage is not necessary.</li><li>• The washroom is bright and in good condition.</li><li>• There is a cover missing on light in washroom and produces minimal glare off the flooring.</li><li>• Universal signage is installed on door and grab bars/ rails in stalls.</li><li>• The plant pots are located in front of the door release hardware and should be relocated to the other side of the window where they can't block hardware</li></ul>	<ul style="list-style-type: none"><li>• There is lighting installed around the building and streetlights are installed in the parking lot</li><li>• A surveillance system is located outside the door.</li><li>• There is minimal vegetation on site, and small shrubs are installed around building and do not block views to entrance.</li><li>• External door includes automated hardware installed for universal use.</li><li>• Building hours are posted at the entrance.</li></ul>
IMAGES		
		
		
		

## Washroom #31 – Fire Hall

PERFORMANCE CRITERIA		RATING
UD   Universal Design		7.5
SD   Sustainable Design		5.0
E+M   Ease and Economy of Maintenance		6.0
CPTED   Crime Prevention Through Environmental Design		7.5
UE   User Experience		9.0
LIFECYCLE ASSESSMENT		
NOTES	The Fire Hall washroom is in excellent condition and requires only a few minor upgrades.	Expected Lifespan
		It is determined that the facility has a long-term lifespan of 10+ years
RECOMMENDATIONS		
FACILITY UPGRADES	Interior	Exterior
	Install shade over light to reduce glare.	
	Move stool and plants to other side of door, away from door-release hardware.	





## 6. CONCLUSION

The City of Camrose has done a thorough job of providing public washrooms at key locations that are visible and within walking distances from trails/amenities for both visitors and residents of the City. As typical with most municipalities there are a few items that need immediate attention to ensure that all the public washrooms meet safety and accessibility requirements. McElhanney has gathered key findings and gaps that if remedied, will make the washrooms increasingly accessible and safe for users throughout the city.

# APPENDIX A





## Camrose Public Washroom Assessments

Date:

2022-04-27

### Cost Estimate - Class "D"

\*A Class D estimate is generally an estimate based on the initial functional program and broad concept approach. For this cost estimate we have used an accuracy of +/- 25%. Unit prices includes supply and install.

\*l.s = lump sum, ea. = each, l.m = linear metre

Washroom Facility Upgrades					
Code	Task	Meas.	QTY	Unit Price	Cost
<b>1</b>	<b>City Hall</b>				
	<b>Interior Recommendations</b>				
1.01	Repair/install universal symbol on washroom doors	ea.	2	\$ 50.00	\$ 100.00
1.02	Remove storage bins from floors and mount on the wall (c/w mounting hardware)	ea.	4	\$ 250.00	\$ 1,000.00
	<b>Subtotal</b>				<b>\$ 1,100.00</b>
<b>2</b>	<b>Library</b>				
	<b>Interior Recommendations</b>				
2.01	Install universal symbol on all washroom entrance doors	ea.	4	\$ 50.00	\$ 200.00
2.02	Repair tile flooring in washrooms	l.s	1	\$ 1,500.00	\$ 1,500.00
2.03	Change all latches on stall doors to universal latches	ea.	4	\$ 50.00	\$ 200.00
2.04	Install pull handles on backs of stall doors to aid in pulling shut	ea.	4	\$ 25.00	\$ 100.00
2.05	Install grab bars above/beside urinals	ea.	2	\$ 150.00	\$ 300.00
	<b>Exterior Recommendations</b>				
2.06	Remove and replace front stairs and ramp c/w railing	l.s	1	\$ 25,000.00	\$ 25,000.00
2.08	Tactile warning strip to be installed on stairs	l.s	1	\$ 1,000.00	\$ 1,000.00
2.09	Re-paint/repair railing as it is showing signs of rust and there are areas to catch your hand (assumption that rail will be reused)	l.s	1	\$ 1,000.00	\$ 1,000.00
	<b>Subtotal</b>				<b>\$ 29,300.00</b>
<b>3</b>	<b>Downtown Parking Lot Facility</b>				
	<b>Interior Recommendations</b>				
3.01	Install windows or additional areas for natural light to enter building (2 in women's and 2 in men's)	ea.	4	\$ 500.00	\$ 2,000.00
3.02	Change hinges on doors to swing outward	ea.	2	\$ 250.00	\$ 500.00
	<b>Exterior Recommendations</b>				
3.03	Install barrier or chain link fencing to deter individuals from travelling around back of building <b>or</b>	l.s	1	\$ 1,500.00	\$ 1,500.00
3.03a	Optional: Install sidewalk and lighting to increase safety although not preferred (not included in sub-total)	l.s	1	\$ 5,600.00	\$ 5,600.00
3.04	Trim all planting material along east side of building	l.s	1	\$ 750.00	\$ 750.00
3.05	Replace signage on women's side of building	ea.	1	\$ 750.00	\$ 750.00
3.06	Remove graffiti on west side of building <b>or</b>	l.s	1	\$ 500.00	\$ 500.00
3.06a	Add a mural (not included in sub-total)	l.s	1	\$ 3,000.00	\$ 3,000.00
	<b>Subtotal</b>				<b>\$ 11,600.00</b>

<b>4</b>	<b>Chuck MacLean Arts Center</b>				
	<b>Interior Recommendations</b>				
4.01	Install toilet with appropriate height of 450mm	ea.	1	\$ 500.00	\$ 500.00
4.02	Install grab bars above urinals	ea.	1	\$ 150.00	\$ 150.00
4.03	Install lighting shield around light fixtures to reduce glare	l.s	1	\$ 250.00	\$ 250.00
4.04	Install universal signage on both washroom doors	l.s	1	\$ 50.00	\$ 50.00
	<b>Exterior Recommendations</b>				
4.05	Paint crosswalk/pedestrian crossing lines in drive lane to increase visibility to entrance	l.s	1	\$ 750.00	\$ 750.00
	<b>Subtotal</b>				<b>\$ 1,700.00</b>
<b>5</b>	<b>Sifton School</b>				
	No recommendations for portable as it was not installed site during assessment.				
<b>6</b>	<b>St. Patrick's School</b>				
	No recommendations for portable as it was not installed site during assessment.				
<b>8</b>	<b>Jubilee Park</b>				
	<b>Interior Recommendations</b>				
8.01	Reinstall toilet paper dispenser to appropriate height and distance	l.s	1	\$ 50.00	\$ 50.00
8.02	Install pull handle on back of door	ea.	2	\$ 25.00	\$ 50.00
8.03	Update latch/locks on stall doors to ADA standard	ea.	2	\$ 50.00	\$ 100.00
8.04	Change light switch to sensor	l.s	1	\$ 150.00	\$ 150.00
8.05	Change sink height/counter to appropriate height and hide pipes in wall rather than slanted wall that limits access to sink	l.s	1	\$ 1,000.00	\$ 1,000.00
8.06	Add windows to each washroom	ea.	2	\$ 500.00	\$ 1,000.00
	<b>Exterior Recommendations</b>				
8.07	Optional: Install mural on back of building	l.s	1	\$ 3,000.00	\$ 3,000.00
8.08	Add vandal proof cover to lighting to decrease vandalism (currently has exposed lights that can be broken)	ea.	2	\$ 150.00	\$ 300.00
	<b>Subtotal</b>				<b>\$ 2,750.00</b>
<b>9</b>	<b>Bill Fowler Centre</b>				
	<b>Interior Recommendations</b>				
9.01	Repair tile in washrooms	l.s	1	\$ 3,000.00	\$ 3,000.00
9.02	Replace toilets to tankless tamperproof toilets (c/w supply and install)	ea.	6	\$ 1,000.00	\$ 6,000.00
9.03	Replace toilet paper dispensers/ remove duct tape	ea.	6	\$ 200.00	\$ 1,200.00
9.04	Install gravity hinges on doors	ea.	3	\$ 500.00	\$ 1,500.00
9.05	Adjust all dispensers to appropriate heights according to ADA standards (includes paper towel and soap dispensers)	l.s	1	\$ 500.00	\$ 500.00
	<b>Exterior Recommendations</b>				
9.06	Install appropriate height of threshold at exterior door entrance	l.s	1	\$ 350.00	\$ 350.00
9.07	Trim planting around entrance to enhance visibility	l.s	1	\$ 750.00	\$ 750.00
	<b>Subtotal</b>				<b>\$ 13,300.00</b>

<b>10</b>	<b>Police Station</b>			
	<b>Interior Recommendations</b>			
10.01	Install slip resistant flooring	l.s	1	\$ 1,000.00 \$ 1,000.00
10.02	Lower grab bars to appropriate height	l.s	1	\$ 150.00 \$ 150.00
	<b>Exterior Recommendations</b>			
10.03	Trim planting around entrance and windows for visibility	l.s	1	\$ 500.00 \$ 500.00
10.04	Repair ramp	l.s	1	\$ 2,500.00 \$ 2,500.00
10.05	Reinstall middle railing on stairs	l.s	1	\$ 1,500.00 \$ 1,500.00
	<b>Subtotal</b>			<b>\$ 5,650.00</b>
<b>11</b>	<b>Camrose Golf Course (Club House)</b>			
	<b>Interior Recommendations</b>			
11.01	Install grab bars above urinals	l.s	4	\$ 150.00 \$ 600.00
11.02	Repair broken tile in men's washroom	l.s	1	\$ 300.00 \$ 300.00
11.03	Lower paper towel and soap dispensers too appropriate distances and heights from sink	l.s	1	\$ 300.00 \$ 300.00
11.04	Install pull handles on back of universal stalls	l.s	4	\$ 25.00 \$ 100.00
	<b>Exterior Recommendations</b>			
11.05	Wayfinding (4 signs)	ea	4	\$ 250.00 \$ 1,000.00
	<b>Subtotal</b>			<b>\$ 2,300.00</b>
<b>12</b>	<b>Camrose Golf Course (Hole 10)</b>			
	No recommendations			
<b>13</b>	<b>Camrose Golf Course (Hole 10)</b>			
	No recommendations			
<b>13</b>	<b>Camrose Golf Course (Tee 17)</b>			
	No recommendations			
<b>14</b>	<b>Camrose Golf Course (Tee 4)</b>			
	No recommendations			
<b>15</b>	<b>Camrose Golf Course (Tee 9)</b>			
	No recommendations			
<b>16</b>	<b>West End Diamond</b>			
	No recommendations			
<b>17</b>	<b>Mirror Lake (Front Washroom)</b>			
	<b>Interior Recommendations</b>			
17.01	Remove chairs from washrooms as they impede mobility through the space			NA
17.02	Install waste receptacles so top height is at 1100mm off floor	ea.	2	\$ 500.00 \$ 1,000.00
17.03	Install grab bars behind urinals and toilet in accessible stalls	l.s	2	\$ 150.00 \$ 300.00
	<b>Exterior Recommendations</b>			
17.04	Install dark sky compliant lighting on exterior of building (2 fixtures)	ea.	2	\$ 500.00 \$ 1,000.00
	<b>Subtotal</b>			<b>\$ 1,300.00</b>



<b>18</b>	<b>Mirror Lake Center</b>					
	<b>Interior Recommendations</b>					
18.01	Remove all indications that these could be universal stalls	I.s	1.00	\$	100.00	\$ 100.00
	<b>Subtotal</b>					<b>\$ 100.00</b>
<b>19</b>	<b>Duggan Diamonds</b>					
	No recommendations					
<b>20</b>	<b>Duggan Diamonds</b>					
	No recommendations					
<b>21</b>	<b>Composite High School</b>					
	No recommendations					
<b>22</b>	<b>Composite High School</b>					
	No recommendations					
<b>23</b>	<b>Chester Running School</b>					
	No recommendations					
<b>24</b>	<b>Harry Andreassen Field</b>					
	No recommendations					
<b>25</b>	<b>Harry Andreassen Field</b>					
	No recommendations					
<b>26</b>	<b>Aquatics Center</b>					
	No recommendations					

<b>27</b>	<b>Recreation Center</b>					
	<b>Interior Recommendations</b>					
27.01	Wall mount waste receptacles	ea.	2	\$	500.00	\$ 1,000.00
27.02	Install pull handles on back of universal doors	ea.	2	\$	25.00	\$ 50.00
27.03	Lower paper towel dispensers to ADA standards and horizontal reach in both washrooms (includes labor, patching and supply and install)	I.s	1	\$	500.00	\$ 500.00
	<b>Subtotal</b>					<b>\$ 1,550.00</b>

<b>28</b>	<b>Rudy Swanson</b>					
	No recommendations					
<b>29</b>	<b>Community Centre</b>					
	<b>Interior Recommendations</b>					
29.01	Wall mount all waste receptacles	ea.	2	\$	500.00	\$ 1,000.00
29.02	Repair/repaint drywall	I.s	1	\$	100.00	\$ 100.00
29.03	Reinstall paper towel dispenser to correct height (includes labour, drywall patching and relocating dispenser)	I.s	1	\$	100.00	\$ 100.00
20.05	Install grab bars above urinals	ea.	2	\$	150.00	\$ 300.00
29.05	Install pull handles on back of universal doors	ea.	2	\$	25.00	\$ 50.00
	<b>Exterior Recommendations</b>					
29.06	Install new threshold pieces at entrance doors	I.s	5	\$	350.00	\$ 1,750.00
29.07	Repair cracks in walkway	I.s	1.00	\$	250.00	\$ 250.00
	<b>Subtotal</b>					<b>\$ 3,550.00</b>

<b>30</b>	<b>Stoney Creek Centre</b>				
	<b>Interior Recommendations</b>				
30.01	Install grab bars above urinals	I.s	1	\$ 150.00	\$ 150.00
30.02	Reconfigure washroom to ensure designated universal stall is the large stall (remove and reinstall existing hardware to correct stall, includes labor, patching and supply and install)	I.s	1	\$ 250.00	\$ 250.00
30.03	Install additional or new light fixtures	ea.	2	\$ 500.00	\$ 1,000.00
30.04	Reinstall paper towel dispenser to correct height	I.s	1	\$ 100.00	\$ 100.00
30.05	Install pull handles on back of universal doors and correct latches	ea.	2	\$ 25.00	\$ 50.00
	<b>Exterior Recommendations</b>				
30.05	Install drop off pad or install sidewalk to aid in access to building	I.s	1.00	\$ 500.00	\$ 500.00
	<b>Subtotal</b>				<b>\$ 2,050.00</b>
<b>31</b>	<b>Fire Hall</b>				
	<b>Interior Recommendations</b>				
31.01	Install shade over light to reduce glare	I.s	1.00	\$ 250.00	\$ 250.00
31.02	Move stool and plants to other side of door, away from door release hardware			NA	
	<b>Subtotal</b>				<b>\$ 250.00</b>
<b>32</b>	<b>Jack Stuart School</b>				
	No recommendations				
<b>33</b>	<b>Jack Stuart School</b>				
	No recommendations				
<b>34</b>	<b>At the Trestle Bridge</b>				
34.01	Location not ideal for universal access, relocate to bottom of hill along path	I.s	1.00	\$ 100.00	\$ 100.00
	<b>Subtotal</b>				<b>\$ 100.00</b>

Recommended Washroom Locations					
Code	Task	Meas.	QTY	Unit Price	Cost
<b>A</b>	<b>Dino Park / West Park (Portable)</b>				
	<b>Interior Recommendations</b>				
A 01	Portable washroom supply and install	ea.	1	\$ 5,000.00	\$ 5,000.00
	<b>Subtotal</b>				<b>\$ 5,000.00</b>
<b>B</b>	<b>Cascade Playground and Dog Park (Portable)</b>				
	<b>Interior Recommendations</b>				
B 01	Portable washroom supply and install	ea.	1	\$ 5,000.00	\$ 5,000.00
	<b>Subtotal</b>				<b>\$ 5,000.00</b>
<b>C</b>	<b>Camrose Golf Course (Portable)</b>				
	<b>Interior Recommendations</b>				
C 01	Convert exiting portable to four season use with additive to chemicals (i.e. rock salt or equivalent to be determined by City) and additional maintenance through the winter season.	LS	1	\$ 1,000.00	\$ 1,000.00
	<b>Subtotal</b>				<b>\$ 1,000.00</b>
<b>D</b>	<b>Valley Trail 53 Ave(Portable)</b>				
	<b>Interior Recommendations</b>				
D 01	Portable washroom supply and install	ea.	1	\$ 5,000.00	\$ 5,000.00
	<b>Subtotal</b>				<b>\$ 5,000.00</b>
<b>E</b>	<b>Four Seasons Rotary Park (Permanent)</b>				
	<b>Interior Recommendations</b>				
E 01	Earthwork, grading and Landscape	LS	1	\$ 3,000.00	\$ 3,000.00
E 02	Fully serviced universally accessible washroom (approx. 60 sq.ft of floor space, including exterior walls) supply and install (\$25,000 to \$38,000).	LS	1	\$ 60,000.00	\$ 60,000.00
E 03	Servicing of water and storm utilities (if available at location)	LS	1	\$ 20,000.00	\$ 20,000.00
E 04	Servicing of gas and electrical utilities (if available at location)	LS	1	\$ 10,000.00	\$ 10,000.00
	<b>Subtotal</b>				<b>\$ 93,000.00</b>
<b>F</b>	<b>Pump Station (Portable)</b>				
	<b>Interior Recommendations</b>				
F 01	Portable washroom supply and install	ea.	1	\$ 5,000.00	\$ 5,000.00
	<b>Subtotal</b>				<b>\$ 5,000.00</b>
<b>Summary Total</b>					
	Washroom Upgrades Sub-Total				<b>\$ 76,600.00</b>
	Recommended Washroom Locations Sub-Total				<b>\$ 114,000.00</b>
	Sub Total				<b>\$ 190,600.00</b>
	Contingency 30%				<b>\$ 57,180.00</b>
	<b>Total</b>				<b>\$ 247,780.00</b>

