

Vice-Mayor Davis made the point that if bathroom locations exist in the main squares in the city, it might be possible to place APTs there, although the committee still needs to explore the issues regarding advertisements associated with the APTs. Those present then discussed a number of possible locations. According to Mr. Cox, Ms. Rasmussen has identified the issues about placement of the APTs, and there have been a number of discussions about where the APTs could go. One possible site in Harvard Square is Eliot Square, in front of the motel and garage at Mt. Auburn Street. In Central Square, some possibilities are the parking lot at Green and Pleasant Streets, the Green St. garage and the closed gas station at Lafayette Square. Possible complications include conflicts with the Red Line tunnel near Mt. Auburn Street, and possible increased alcoholic activity in Lafayette Square.

While Vice-Mayor Davis wants to push for information on APTs, Councillor Murphy reminded the group that the city cannot use a Request for Proposals (RFP) just to get cost information on the APTs. He stated that it may be worth getting the sense of the City Council first on whether they would allow ads on the APTs. Ms. Griffin said that vendors are reluctant to disclose advertising costs. According to her, this is the essence of the RFP. The basic formula is that the more ads the APT company is allowed to run, the lower the costs the city incurs. Vice-Mayor Davis noted that there are only two providers of APTs who might locate in Cambridge.

Councillor Murphy suggested that the city could issue its requirements for APTs, put a ceiling on the number of ad kiosks it would allow and see if a company responded. He does not know if other communities have done this. Mr. Cox stated that he can find out the process in other cities and report to the committee. According to Ms. Rasmussen, one common ratio is nine ad kiosks per APT. The Boston Redevelopment Authority informed her that this was the ratio years ago; Boston is actually using the APTs as a source of revenue. Ms. Griffin noted that Chicago is also making money on the APT ads it allows at bus stops. Mr. Cox stated that different markets produce different ad costs. For example, in New York City, there are 2 panels for each APT while in Phoenix, there are 40; it depends on what companies pay to advertise. Councillor Murphy pointed out that Cambridge can offer public exposure that is more like New York's, with prime targets for advertisers. Vice-Mayor Davis stated that the committee needs the Law Department to analyze the advertising issues including zoning related to signs and also needs to know the range of the "going rate" for ads per APT; Councillor Murphy added that it also needs to know where the public and the City Council stand on allowing public ads.

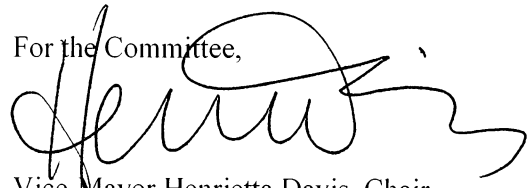
The group also discussed that there are additional requirements for street furniture in some locations. According to Ms. Watkins, in Harvard Square street furniture must be approved by the Historical Commission. To determine the rules about signage and address this issue, Vice-Mayor Davis asked that representatives from the Community Development and Law Departments and Historical Commission appear at the next meeting. Mr. Cox will also report on the issue of the range of costs of ads per APT. Specifically, relative to permitting advertising for APTs, Vice-Mayor Davis is concerned about the legitimacy of signs in various areas of the city, review oversight, the ratio of ads per APT, and whether the city's RFP can place limits on locations/size/and number of APTs and ads it will accept. Ms. Rasmussen also raised issues about sidewalk placement of ads, and the need to clarify how much space they can take up and where they can be placed. Vice-Mayor Davis noted that the city spent a considerable amount of money to ban billboards in Cambridge, which complicates the APT issue.

Mr. Yarden informed the committee that at the February 4, 2003 Planning Board meeting, the Cambridge Research Park proposal included a public toilet with an attendant and a food and drink kiosk, which are open when the area is in use. He recommends this as a good model of what can be asked of developers, and one that avoids the problem of ads. He asks if this

can be applied to the University Park proposal. Mr. Yarden also offered a November 25, 2002 cost analysis for Burns Playground renovations (**Attachment B**).

Mayor Davis thanked all who attended the meeting and indicated that the next meeting would be scheduled in March.

The meeting adjourned at 10:15 A.M.

For the Committee,

Vice-Mayor Henrietta Davis, Chair



**PUBLIC RESTROOMS
AVAILABLE AT**

**CITY HALL
795 MASS. AVE.**

51 INMAN ST.



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager

Richard C. Rossi, Deputy City Manager

November 25, 2002

To The Honorable, The City Council:

In response to Awaiting Report Item Number 02-83, regarding the feasibility of installing public restrooms at Corporal Burns Shelter on Banks Street, Public Works Commissioner Lisa Peterson reports the following:

The DPW had developed a preliminary cost estimate for renovating this facility to accommodate public restrooms. This estimate is \$650,000. This estimate is developed with the following assumptions in mind: the facility would be visually presentable, fully accessible and compliant with ADA regulations, building and safety codes, with a building envelop that is tight to weather and pests. The estimate does not include costs for supplies, security system or maintenance. These costs do not result in a cost/benefit analysis that makes this a viable project.

Very truly yours,

Robert W. Healy
City Manager

RWH/dls

Lisa Peterson
Commissioner

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Cambridge, MA 02139
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E-Mail: lisap@ci.cambridge.ma.us

To: Elie Gardner
From: Lisa Peterson

Attached is backup financial
information you requested on
the Corp. Burns Shelter.



CAMBRIDGE
DEPARTMENT
OF PUBLIC
**THE
WORKS**

Corporal Burns Shelter

Building Assessment for Installation of Public Restroom

1. **Exterior.** The examination of the exterior of the building is divided into its component parts with estimates provided by JCH Consulting, Inc.:
 - a) The brick masonry façade has deteriorated significantly recently and will require extensive pointing to remain watertight. **Estimate = \$70,000.**
 - b) The concrete foundation is in fair condition and will require only repairs to minor cracks. **Estimate = \$5,000.**
 - c) The front landing/porch structure is very deteriorated and would present a safety hazard to regular users. It must be completely replaced. **Estimate = \$130,000.**
 - d) The chimney is also deteriorated presenting both a structural safety hazard as well as potential boiler exhaust problems. **Estimate = \$20,000.**
 - e) The fire escape is damaged and deteriorating, but would not be included in a restroom renovation. **Estimate = \$0.**
2. **Roof.** The examination of the roof is divided into its component parts:
 - a) The roof was re-shingled with asphalt shingles less than 10 years ago and is in good shape with the exception of the bottom 10-12 courses. This area shows evidence of buckling and separation, which may have been caused by ice dams. The affected courses must be replaced. **Estimate = \$10,000.**
 - b) The fascia, gutters and downspouts are in serious disrepair and must be replaced. **Estimate = \$30,000.**
3. **Structural.** The structure appears to be sound. **Estimate = \$0.**
4. **Site Work.** Not applicable. **Estimate = \$0.**
5. **HVAC.** The examination of the HVAC system is divided into its component parts:
 - a) The condition of the existing boiler is uncertain. It appears to have been out of service for many years and would require significant work to be repaired or replaced. However, minimum heat to accommodate the restrooms and prevent the freezing of plumbing can be provided by electric baseboard. **Estimate = \$10,000.**
 - b) Each restroom would require its own dedicated exhaust system per code. None exists at present. **Estimate = \$5,000.**
 - c) Air conditioning would not be required since these below grade restrooms have ventilation. **Estimate = \$0.**
6. **Plumbing.** The plumbing needs of this project are divided into their component parts:
 - a) Although the building has some existing, usable piping, significant additional piping would be required to supply the proposed fixtures. **Estimate = \$5,000.**
 - b) The present space will provide square footage enough for one accessible restroom, but one entirely new restroom must be provided. Extensive work will be required to run the necessary new drain lines. **Estimate = \$20,000.**
 - c) All existing fixtures would be replaced. **Estimate = \$15,000.**
 - d) All existing partitions would be replaced. **Estimate = \$5,000.**
 - e) Bathroom finishes, including ceramic tile floors would be new. **Estimate = \$10,000.**

7. **Accessibility.** The examination of accessibility issues for this project is divided into the following items:
- a) Elevator. Whereas only the bottom level would be open to the public, an elevator will not be required. **Estimate = \$0.**
 - b) The bottom level would be accessed from the present street level via a wheelchair ramp. This ramp would be completely new construction, addressing nearly 45" change in elevation. Said ramp, with required intermittent level areas and one turnaround, would be over fifty feet in length. **Estimate = \$50,000.**
 - c) Miscellaneous doors and hardware. All doors and hardware related to the two restrooms would be ADA complaint, requiring the widening of several doorways. **Estimate = \$25,000.**
8. **Windows and doors.** Windows at the restrooms would require minor repair. Exterior doors would be replaced. **Estimate = \$5,000.**
9. **Interior – partitions, painting, flooring.** The layout of the bottom floor would require a small common area upon entering the building. It would be necessary to provide the proper separation of this space from the existing storage. **Estimate = \$15,000.**
10. **Electrical.** The buildings electrical needs are divided into the following component parts:
- a) Power. Additional power wiring would be required for lighting and ventilation fans. **Estimate = \$1,000.**
 - b) Phone/data. Not applicable. **Estimate = \$0.**
 - c) Interior lighting. Interior lighting for restrooms and common areas would require upgrading. **Estimate = \$10,000.**
 - d) Exterior lighting. Exterior lighting would be required for basic public safety. **Estimate = \$5,000.**
11. **Furnishings.** Not applicable. **Estimate = \$0.**
12. **Design.** Whether contract or City personnel do the proposed work, drawings and specification would be required. **Estimate = \$67,650.**
13. **Contingency.** Given the uncertainty of the scope of work at this time, I have included a generous contingency of 24%. **Estimate = \$129,663.**

Corporal Burns Shelter
Building Assessment for Installation of Public Restrooms

		Needed Work	Additional Work
1. Exterior			
a. Pointing	\$ 70,000	\$ 70,000	
b. Foundation	\$ 5,000	\$ 5,000	
c. Landing	\$ 130,000	\$ 130,000	
d. Chimney	\$ 20,000	\$ 20,000	
e. Fire-escape			
2. Roof			
a. Shingles	\$ 10,000	\$ 10,000	
b. Drainage	\$ 30,000	\$ 30,000	
3. Structural	\$ -		
4. Site Work	\$ -		
5. HVAC			
a. Heating	\$ 10,000		\$ 10,000
b. Exhausts	\$ 5,000		\$ 5,000
6. Plumbing			
a. Piping	\$ 50,000		\$ 50,000
b. Additional restroom	\$ 20,000		\$ 20,000
c. Fixtures	\$ 15,000		\$ 15,000
d. Partitions	\$ 5,000		\$ 5,000
e. Finishes	\$ 10,000		\$ 10,000
7. Accessibility			
a. Elevator	\$ -		
b. Ramp	\$ 50,000		\$ 50,000
c. Doors, etc	\$ 25,000		\$ 25,000
8. Windows & Doors			
a. Repair	\$ 5,000		\$ 5,000
9. Interior			
a. Alterations	\$ 15,000		\$ 15,000
10. Electrical			
a. Wiring	\$ 1,000		\$ 1,000
b. Phone/data	\$ -		
c. Interior Lighting	\$ 10,000		\$ 10,000
d. Exterior Lighting	\$ 5,000		\$ 5,000
11. Furnishings	\$ -		
12. Design Costs	\$ 67,650		\$ 67,650
Subtotal	\$ 558,650	\$ 265,000	\$ 293,650
13. Contingency	\$ 129,663		\$ 129,663
Total	\$ 688,313	\$ 265,000	\$ 423,313

City of Cambridge

HEALTH AND ENVIRONMENT

*Councillor Henrietta Davis, Chair
Councillor Anthony Galluccio
Councillor Brian Murphy*

In City Council March 17, 2003

The Health and Environment Committee conducted a public meeting on Thursday, February 6, 2003 at 9:45 A.M. in the Sullivan Chamber. The purpose of the meeting was to continue discussion on the implementation of a plan for the establishment of public toilet facilities.

Present at the meeting were Vice-Mayor Henrietta Davis, Chair of the Committee, Councillor Brian Murphy, Harold Cox, Chief Public Health Officer, Suzy Feinberg, Communications Specialist, Cambridge Public Health Department, Kerry Dunnell, Intern, Cambridge Public Health Department, Suzanne Rasmussen, Director, Environmental and Transportation Planning, Community Development, Katherine Watkins, Transportation Project Manager, Community Development, Cynthia Griffin, Purchasing Department, Nancy McLeod, Purchasing Department, John Nardone, Department of Public Works, and Elaine McGrath, City Clerk's Office. Also present was Elie Yarden, 143 Pleasant Street, Cambridge 02139.

Vice-Mayor Davis opened the meeting and stated the purpose, which was to follow up on issues raised in previous committee meetings, especially focused on Automatic Public Toilets (APTs). She wants to get to the point of doing something about APTs, subject to certain conditions.

Mr. Cox first raised the issue of improved signage and introduced the template for new signs for city facilities in Central Square prepared by Mr. Nardone (**Attachment A**). Vice-Mayor Davis noted the repair of signs in Central Square and asked if there has been any noticeable increased demand after new signs went up. None of those present has noted any changes in demand. The group also discussed what facilities to list on the signs, where to post them, and useful symbols for the signs. Mr. Nardone stated that he thought the current locations were good, and should be increased to three or four spots throughout Central Square. Among the locations recommended were crosswalks and Lafayette Square. Mr. Yarden described the signage used in most Western European countries as a combination of symbols and arrows. Vice-Mayor Davis wants the signs to clearly direct the public to facilities; she also pointed out that City Hall needs signs. Mr. Cox stated that he would follow up on these requests. Vice-Mayor Davis asked Mr. Cox to inform the committee of the locations where signs will be posted.

Vice-Mayor Davis stated that she recently toured Harvard Square for possible APT locations with Ms. Dunnell, and wants to refer the issue to the Harvard Square Design Committee (Design Committee) for input. In response to Councillor Murphy's question about the charge of the Design Committee, Ms. Rasmussen said that its charge is the redesign of all facilities, including transportation in Harvard Square. Regarding the financing and installation of APTs in Harvard Square, Ms. Rasmussen asked if there is a firm interested in placing one or two of these there. She has been talking with the MBTA about setting up a joint bathroom facility. However, the discussions have not reached the stage of a definite concept yet.

S-97

Committee Report #2

Committee Report from Vice Mayor Henrietta Davis, Chair of the Health and Environment Committee, for a meeting held on February 6, 2003 to continue discussion on the implementation of a plan for the establishment of public toilet facilities.

In City Council March 17, 2003

**REPORT ACCEPTED.
PLACED ON FILE.**