

UNION STATION RESTROOM EXPANSION & RENOVATION

Construction Committee

November 16, 2017



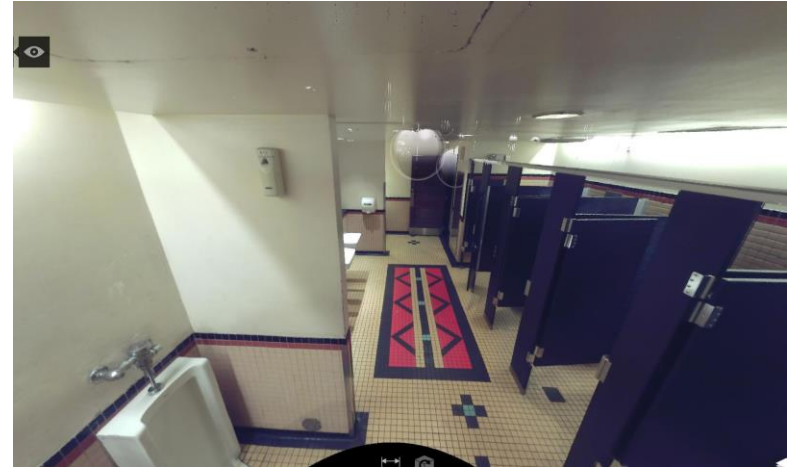
AGENDA

- Existing Conditions
- Operational Challenges
- Code Requirements
- Expansion Feasibility Study
- Preparing for the Future



EXISTING CONDITIONS

- * The current restrooms were built in the early 2000's, or roughly 15 years ago.
- * Heavy use has rapidly been deteriorating infrastructure causes approximately 100 full restroom closures annually.
- * The existing plumbing system is not able to handle the heavy abuse from patrons putting non-waste items in toilets.
- * The facilities do not meet current code requirements for access or fixture count based upon the number of patrons who visit Union Station.
- * The plumbing fixtures utilize more water, and the lighting and mechanical systems use more energy than necessary due to age.
- * Lack of proper ventilation causes interior area to smell bad. This air also sits stagnant in the in the Passenger Concourse impacting patrons to the Shoe Shine Booth, Trimana, Amtrak, Metrolink . . .



Existing Men's Restroom



Existing Women's Restroom

OPERATIONAL CHALLENGES

Current Restroom Facility @ Union Station causes negative impact on:

Engineering time spent responding to restroom issues is 45% of emergency work orders. Other work orders become delayed.

Security coverage when facilities are closed causes guard coverage at other areas of the station to be reduced so guards can cover the restroom closure.

Janitorial crews spend increased times cleaning facilities, causing other shift work to be delayed.

Public complaints about lack of facilities.

Passenger complaints negatively impact Metro, Metrolink & Amtrak ridership and associated amenities (e.g., retail and services).

Tenants receive complaints from customers, negatively impacting their business. Employees of tenants have no restroom facilities available within state mandated distance of work area.

CODE REQUIREMENTS

Current Restroom Facilities do not meet California Plumbing Code:

- * One set of restrooms is deficient by 7 toilet fixtures.
- * Lavatory count is deficient by 3 fixtures.
- * Drinking Fountain count is deficient by 4 fixtures.
- * There are no wheelchair accessible ADA compliant stalls in either existing restrooms - CBC 213.3.1
- * No Ambulatory Accessible Compartment exists – CBC 213.3.1

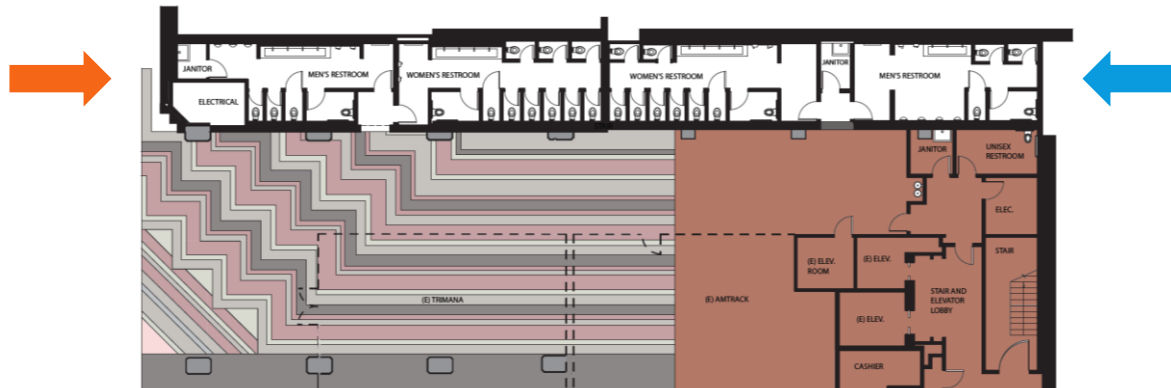
Los Angeles Union Station Fixture Count Analysis [without Ticketing Concourse]

Existing Conditions									
				WC	Urinals		Lavs	DF	Service Sink
Passenger Concourse	Men			7	5		4	1	1
	Women			10	0		5		
Traxx	1 Unisex			1	0		1	0	
Total Restrooms									
	Uni			1	0		1	1	1
	Men			7	5		4		
	Women			10	0		5		
Minimum Required Fixture Count									
Group B									
	Men	225.15		4	3		4	2	1
	Women	225.15		11			5		
Group A2 (restaurants)									
	Men	91.16667		2	1		1	2	1
	Women	91.16667		3			1		
Group A3 (assembly)									
	Men	83.06667		1	1		1	1	1
	Women	83.06667		3			1		
Total Restrooms									
	Men			7	5		6	5	3
	Women			17	0		7		
ADA notes:									
1) Where toilets are provided, at least one compartment shall be wheelchair-accessible.									
2) In addition to the accessible compartment, where six (6) or more toilet compartments are provided, or where the combination of urinals and water closets totals six (6) or more fixtures, at least one compartment shall be an "Ambulatory Accessible Compartment." CBC 213.3.1									

EXPANSION FEASIBILITY STUDIES

- * Soils Testing & Reports includes environmental and a CEQA Categorical Exemption (CE) are completed
- * Exploratory Demolition of structural walls to determine materials & construction of original building
- * Removal of dead or unused electrical & plumbing infrastructure
- * Laser scanning & modeling of entire Passenger Concourse & existing restroom facilities
- * Structural & Shoring pre-engineering studies nearly complete
- * Electrical & plumbing surveys of all surrounding infrastructure to determine use of the most efficient systems.

Existing
Restrooms to
be renovated in
Phase 3



New Expanded
Restroom Area
to be constructed in
Phase 2.

PREPARING FOR THE FUTURE



Views of the historic restrooms

PREPARING FOR THE FUTURE



Some of the proposed finish selections



PREPARING FOR THE FUTURE

- New facilities will be completely independent of each other. If one restroom needs to be closed for maintenance, there will still be a fully functioning set of restrooms at all times.
- State-of-the-Art Plumbing system will virtually eliminate opportunities for main line blockages. All clogs will be locally accessible at the toilet fixture, allowing engineering to resolve the issue quickly.
- Water consumption with new Plumbing system will decrease by 60%.
- New energy efficient lighting increases sustainability efforts.
- HVAC system will provide proper air flow and will be tied to new Central Plant system. This will provide more efficiency than stand-alone package units and allow engineering to control the system more effectively.
- Heavy duty fixtures, cement wall partitions and high ceilings will deter vandalism.
- No structural/shoring impacts to LinkUS project or Master Plan project.
- Positive public experience.
- Fewer complaints from patrons or tenants.

COMMENTS / NOTES