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LAUNDRY ROOM STUDY

Phase 2 (Machine/Room Redistribution)
Project Update

22 Sep 2022

AGENDA

- Study Phases, Goals, Principles, and Schedule
- Analysis Review
- Recommended New Room Distribution (3 Alternatives)
- Questions / Feedback

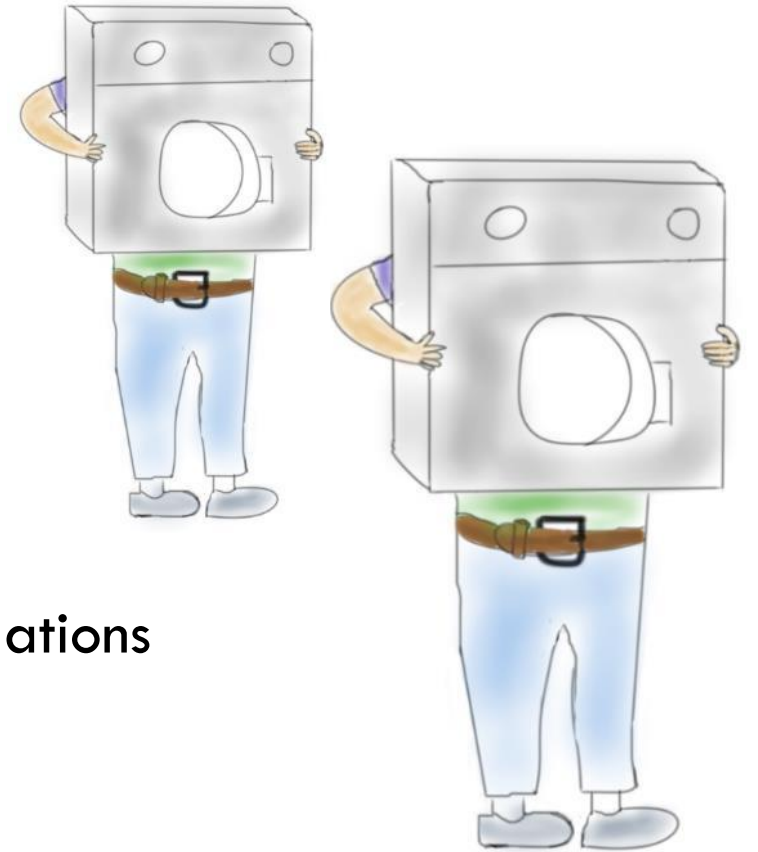


STUDY PHASES

- Phase 1: Contract and Cost Analysis

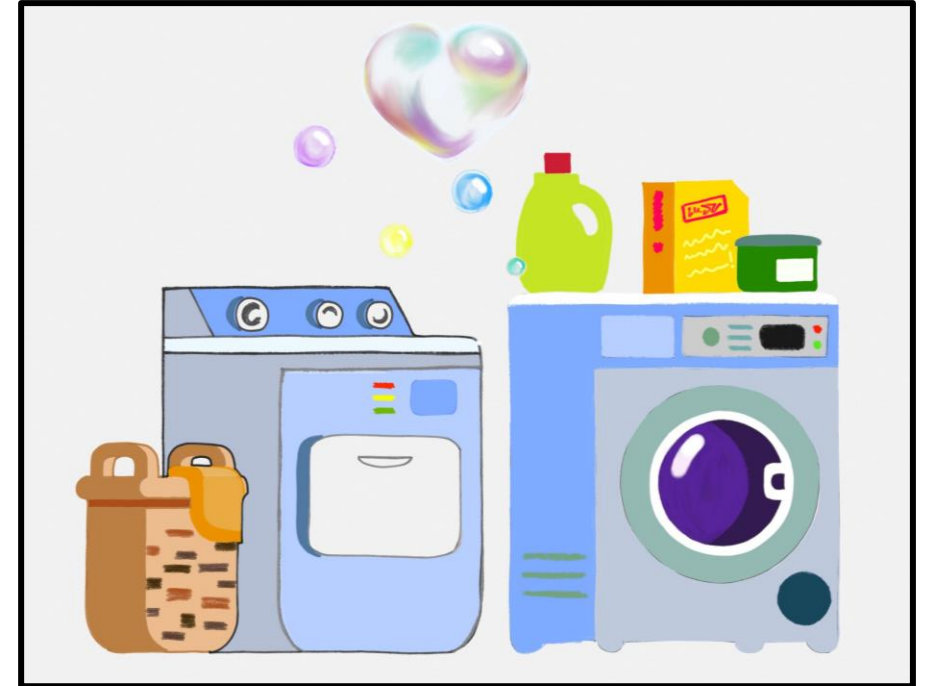
- Phase 2: Room and Machine Redistribution

- Phase 3: Decommissioned Room Repurposing Recommendations



PHASE 2 GOALS

- Leverage Phase 1 washer & dryer reductions (currently 204 Machines)
- Quantify laundry room (LR) reductions from current 50
- Identify locations of retained LR and distribution of washers & dryers*

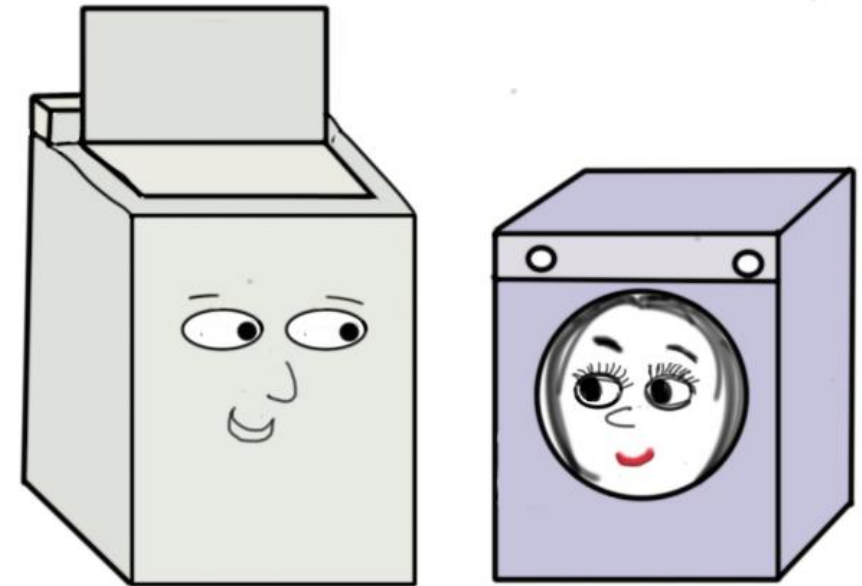


*The required number of machines and their location must be determined prior to new contract

BALANCE COST VS. AMENITIES

GUIDING PRINCIPLES

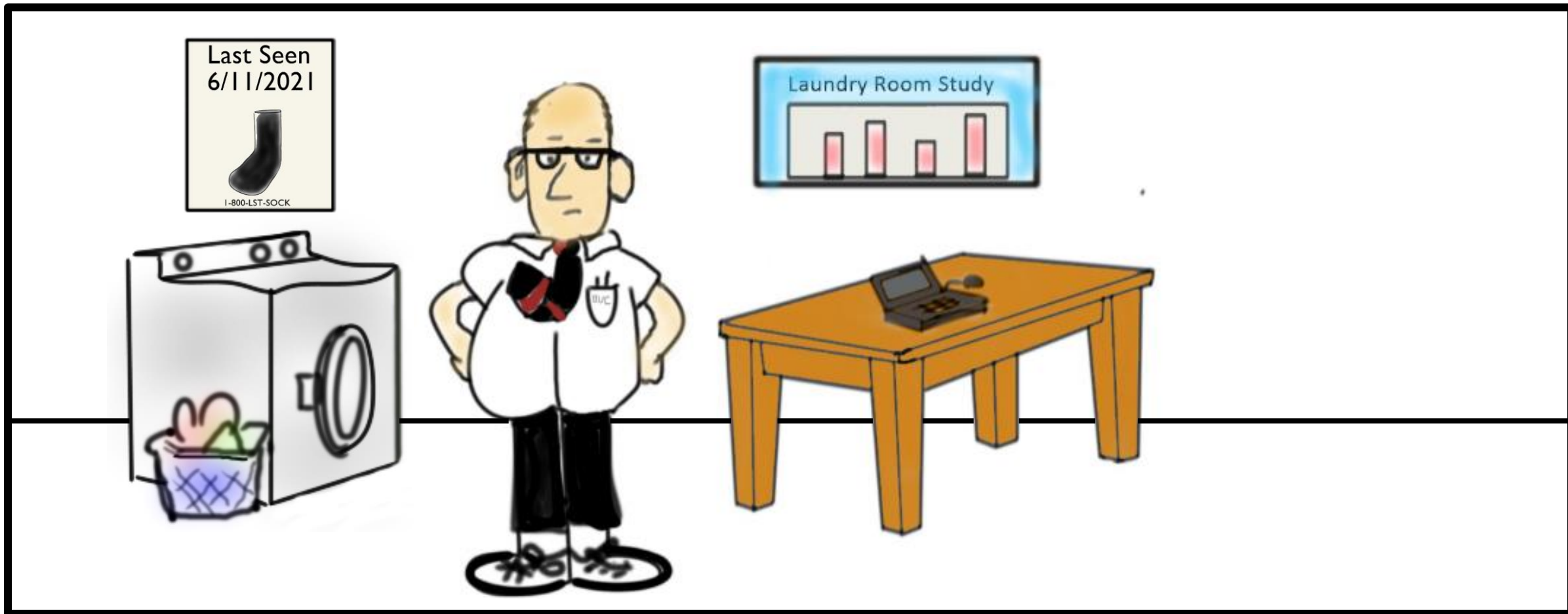
- Maintain Reasonable Walking Distance to a LR for all PFX Residents
- Establish Positive Win-Win Relationship with new Service Provider
- Improve Space / Facility Utilization Efficiency
- Increase Competition between Laundry Machine Vendors
- Consider Supply vs. Demand of Machines



STUDY SCHEDULE

2021		2022				2023				2024	
3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q
		▲ 11/21			LR Study / BUC Charter Approved						
		★ 1/22			Phase 1 Study Complete						
					▲ 9/22		Phase 2 Study Complete				
							▲ 3/23		Begin LR Decommissioning?		
					Current LR Contract Ends				▲ 11/5/23		

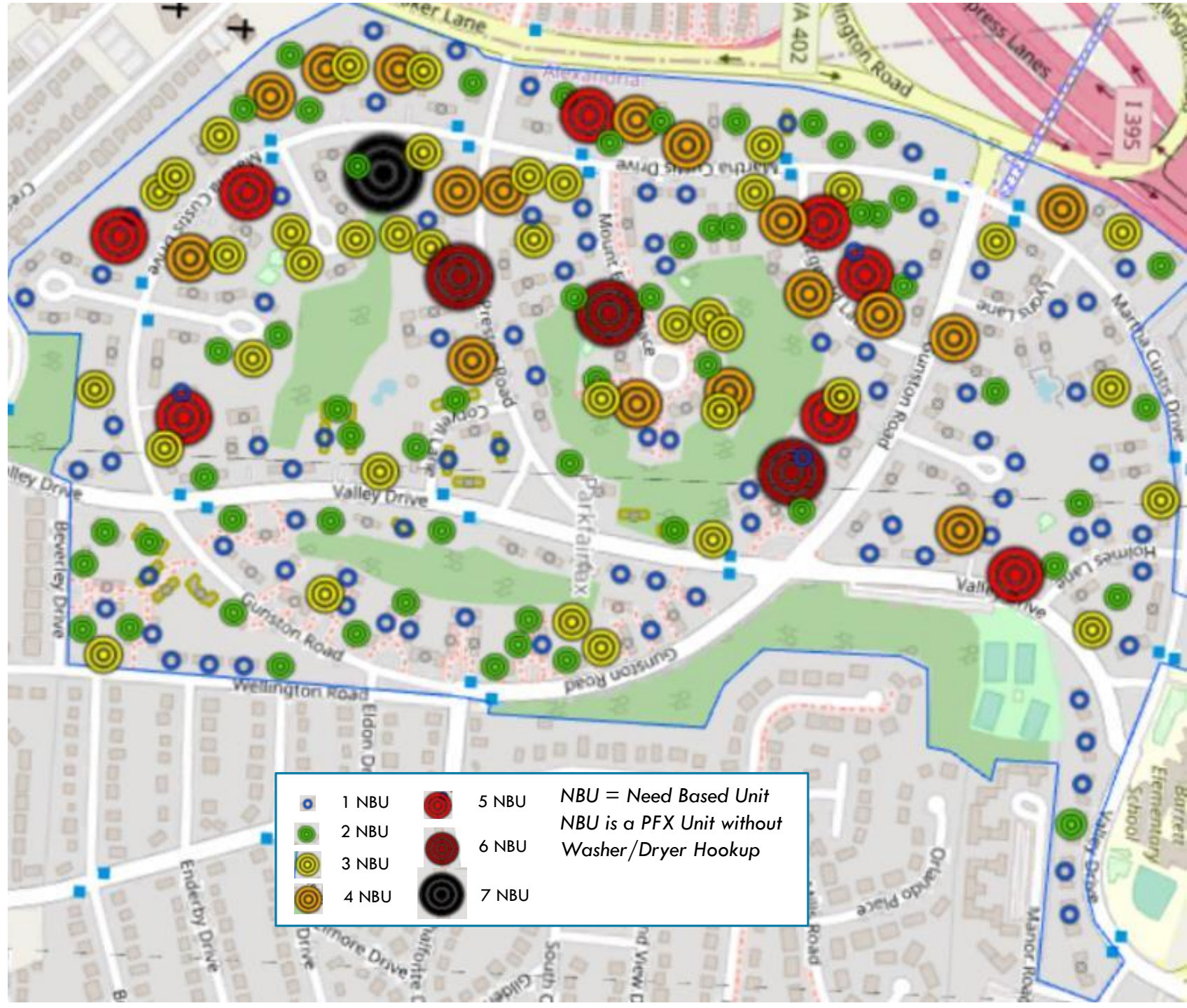
*Provide Management assistance with establishment of New Contract (Number & Location of Machines)



ANALYSIS |

PFX UNITS WITHOUT WASHERS/DRYERS

- 434 out of 1684 PFX units do not have Washer/Dryer hookups (about 1 out of 4)
- PFX Staff Provided Data



CURRENT ROOM CONFIGURATIONS



- 4 Machines (2 W/D Pairs)
 - Washers & Dryers on Opposite Walls
- } Most Rooms Configured this Way

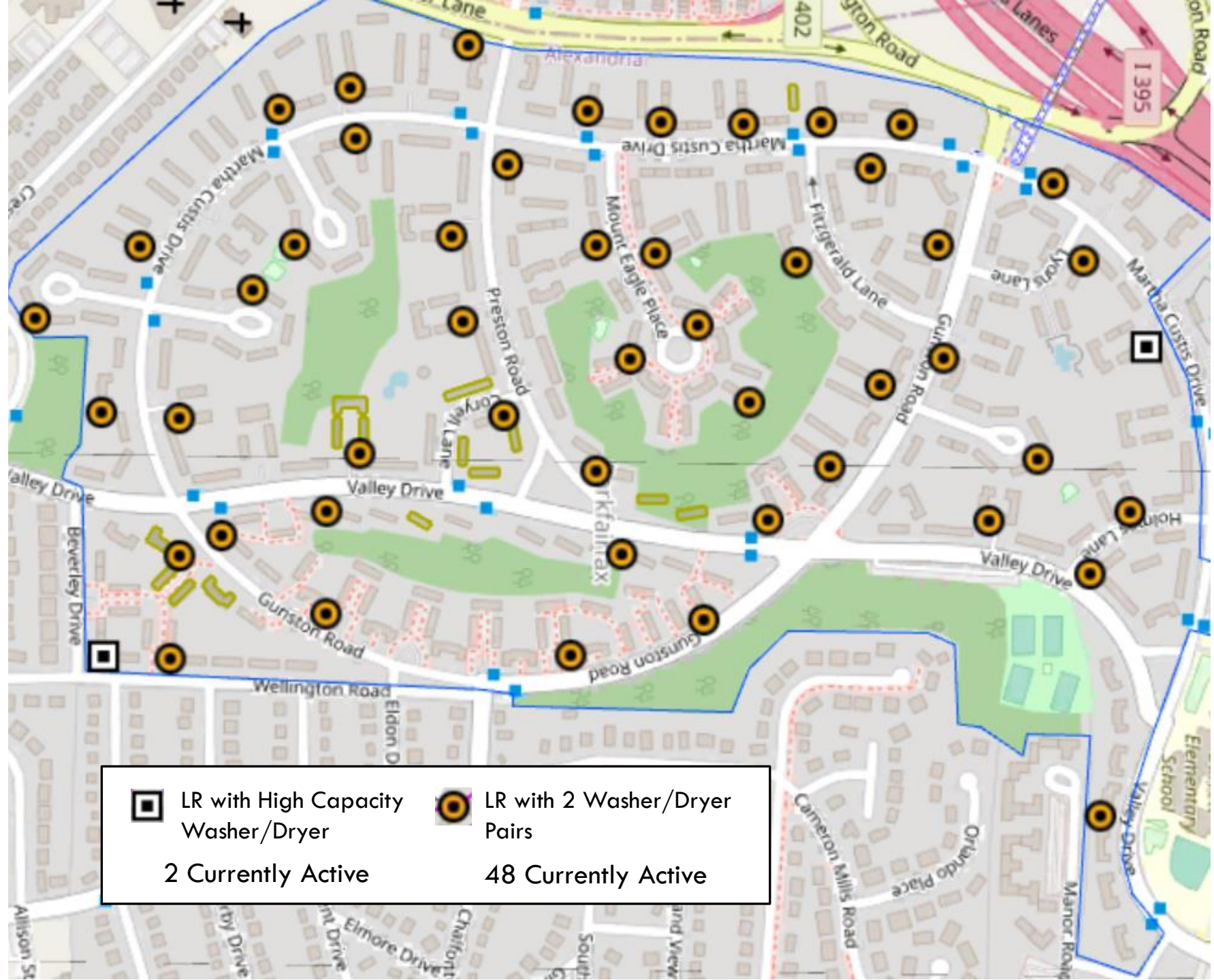


- 4 Machines (2 W/D Pairs)
- Washers & Dryers on Same Wall



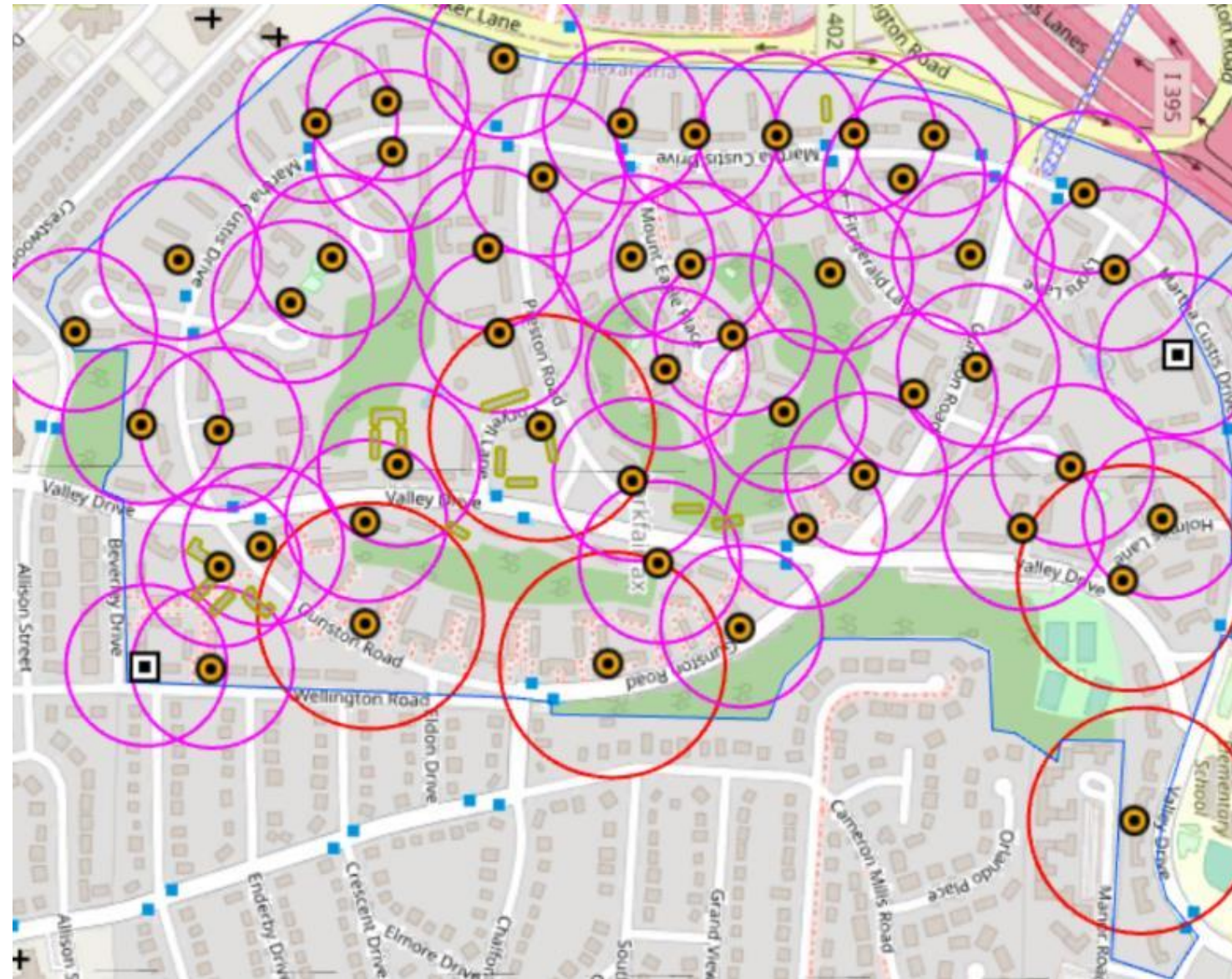
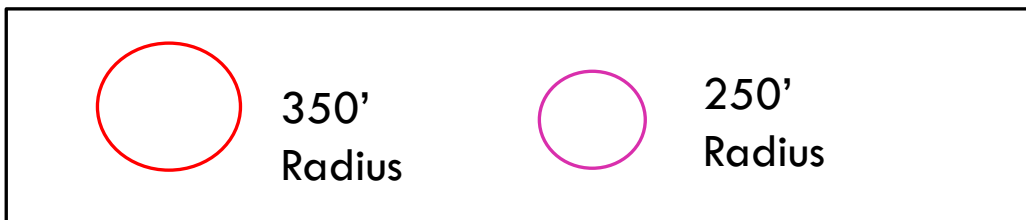
- 6 Machines (3 W/D Pairs)
 - 2 Normal Capacity Pairs
 - 1 High Capacity Pair
- } Only 2 Rooms Configured this Way

CURRENT LAUNDRY ROOM LOCATIONS



CURRENT 50 ROOM COVERAGE


- Most Residents are within 250' of one of 50 currently active Laundry Rooms
- 204 Machines Total (Not Financially Feasible)
 - 4 Machines for 48 rooms
 - 6 Machines in 2 rooms
- Nearly All remaining residents are within 350' (5 Red Circles)
- Overlap Inefficiency Increases Costs

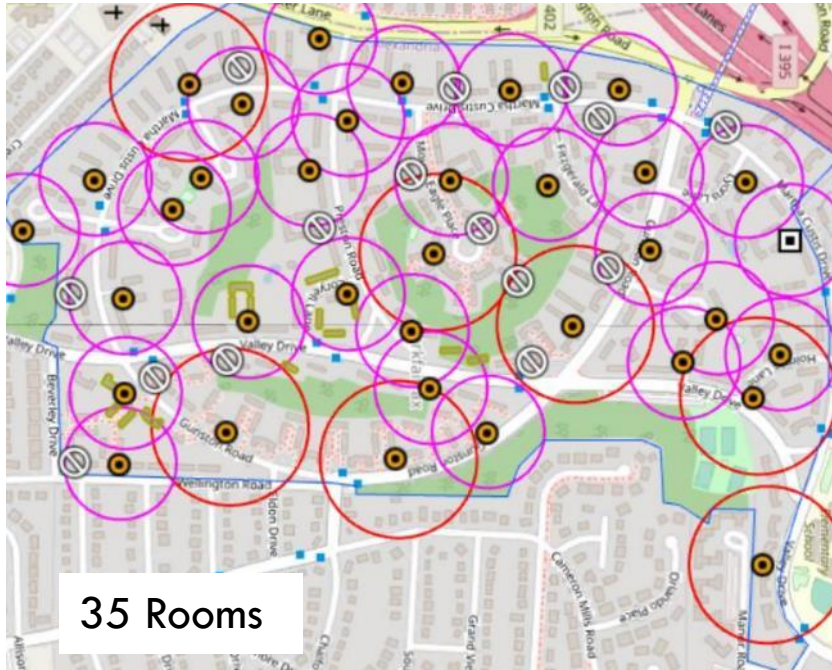


■ LR with High Capacity Washer/Dryer

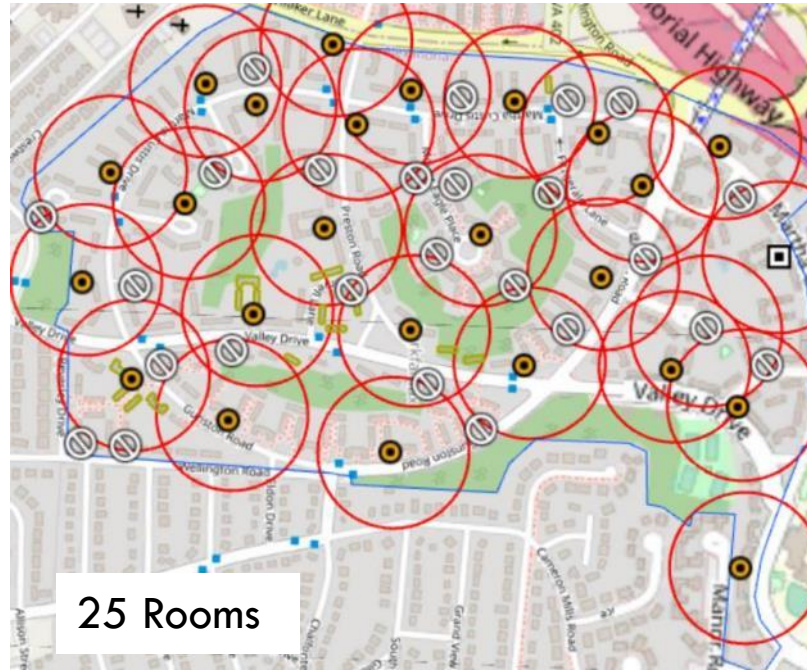
● LR with 2 Washer/Dryer Pairs

35, 25, AND 20 ROOM COVERAGES

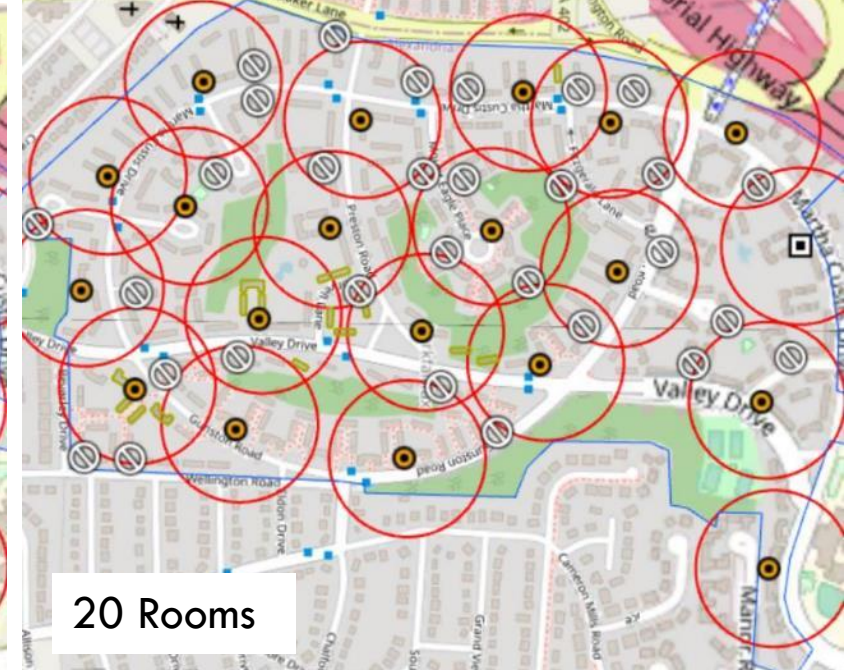
-  Decommissioned Laundry Room
-  Active Laundry Room



35 Rooms



25 Rooms



20 Rooms

- Mostly Maintains 250' Walking Distance for Most Residents

- Density 120 Machines

- 4 Machines in 25 Rooms +
- 2 Machines in 10 Rooms

- Density 80 Machines

- 4 Machines in 5 Rooms +
- 2 Machines Pairs in 30 Rooms

- Will struggle financially or with demand issues

- Almost All Users within 350' of LR, but fewer within 250' than 35 room case

- Density with 120 Machines

- 6 Machines in 10 Rooms
- 4 Machines in 15 Rooms

- Density with 80 Machines

- 4 Machines in 15 Rooms
- 2 Machines in 10 Rooms

- Most Users within 350' of LR, a few ~400'

- Density with 120 Machines

- 6 Machines in 20 Rooms

- Density with 80 Machines

- 4 Machines in 20 Rooms

Original Phase 1
Recommendation is 80
Machines (Low Risk)

BUC ROOM AUDIT

- BUC Audited all 50 PFX Laundry Rooms April to June of 2022
- Audit Goal: Identify Rooms-
 - Most Suitable to Continue Using for Laundry Service
 - Most attractive for Repurposing

AUDIT-IDENTIFIED SPECIAL ROOMS

11 Rooms without a Utility Basement

Rm 113, 203, 216, 303, 313, 314, 713, 716, 809, 920, 951



Basement (Eyesore)



without Basement

2 Extra Large Rooms

Rm 722 and 725



Extra Large Room:
~500 ft²



All Other Rooms:
~350 ft²

8 Rooms Without Steps:

Rm 223, 224, 523, 722, 725, 810, 920, 936



810

13 Rooms Overcrowded with Bikes

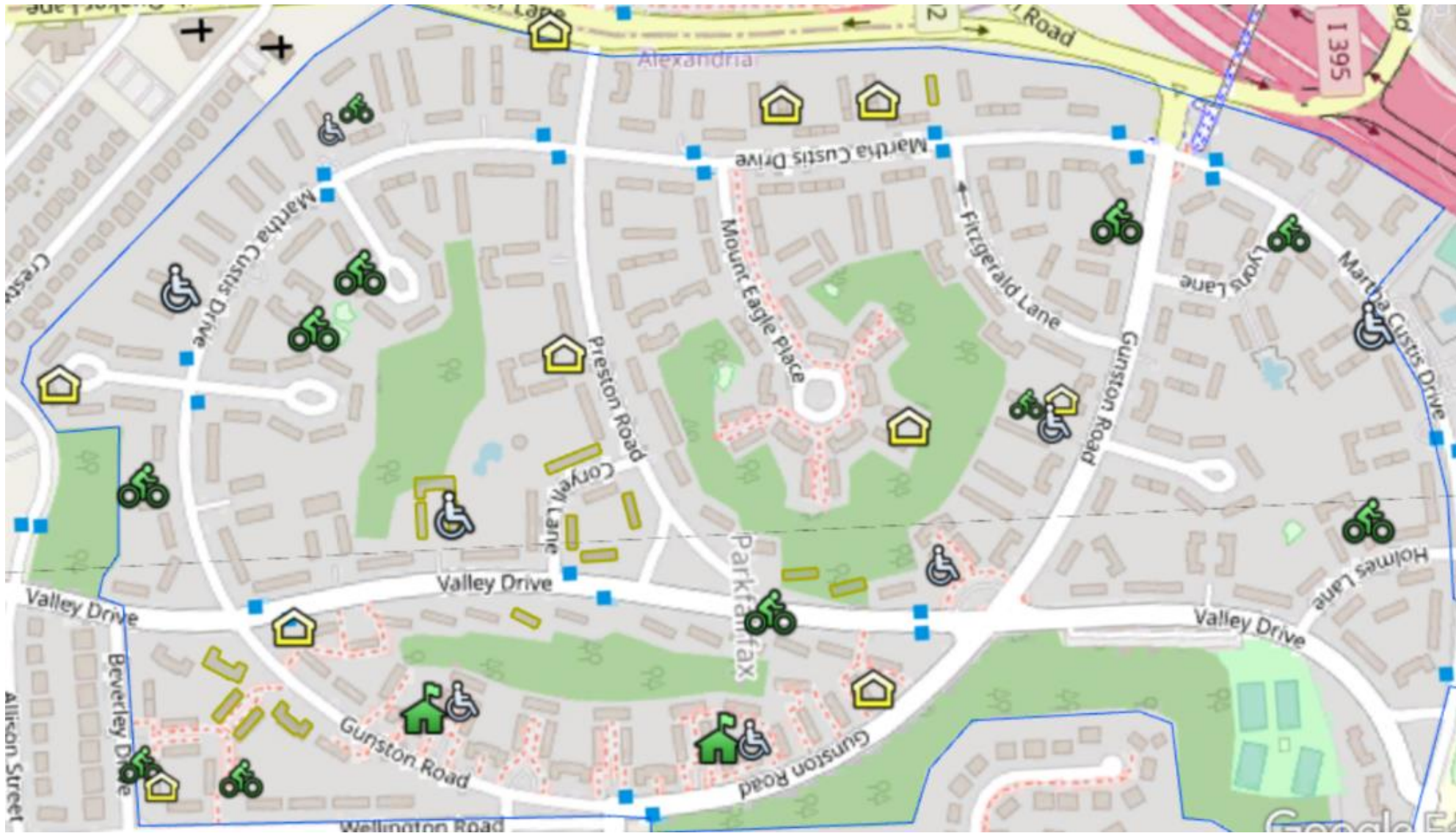
Rm 113, 842, 107, 523, 810, 904, 535, 843, 920, 208, 2234, 511, 707

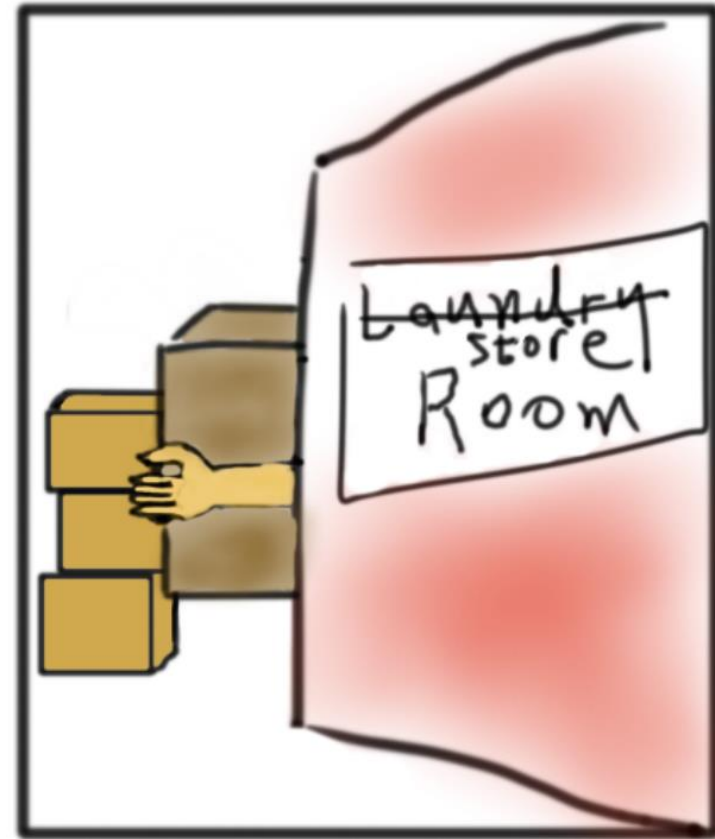
Bike



SPECIAL ROOM LOCATIONS

-  Bike Overcrowding
-  No Basement
-  No Steps
-  Large





DISTRIBUTION RECOMMENDATION |

ROOM DISTRIBUTION ALTERNATIVES

Compare Methods of Distributing Rooms within PFX

1. Uniform by-Ward

Similar Number of Laundry Rooms in each Ward

2. Needs Weighted

Match Room Density to PFX Units with No Washer/Dryer Hookup

3. Room Audit Weighted

Keep or Decommission Special Rooms identified in Room Audit

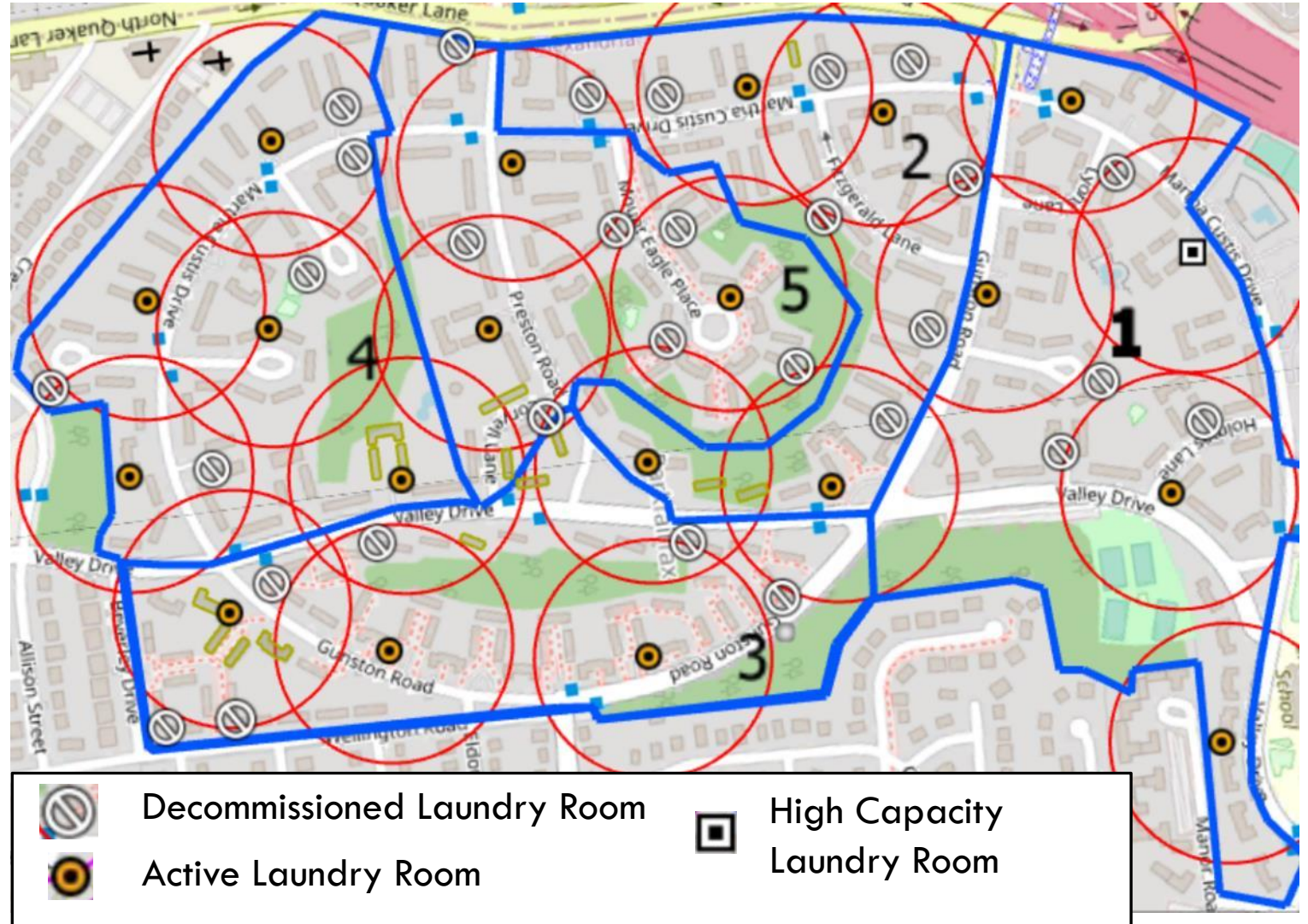
ALTERNATIVE #1

UNIFORM BY WARD

- 80 regular machines and 2 high capacity machines
- Distribution Minimizes overlap of “room coverage”
- Distribution By Ward
 - Ward 1: 5 LR
 - Ward 2: 4 LR
 - Ward 3: 3 LR
 - Ward 4: 5 LR
 - Ward 5: 3 LR

20 Active Laundry Rooms

Laundry Room
Building
Numbers



110
208
223
224
313
405
506
523
542
605
722
725
809
810
842
911
936
941
944
964



Decommissioned Laundry Room



Active Laundry Room

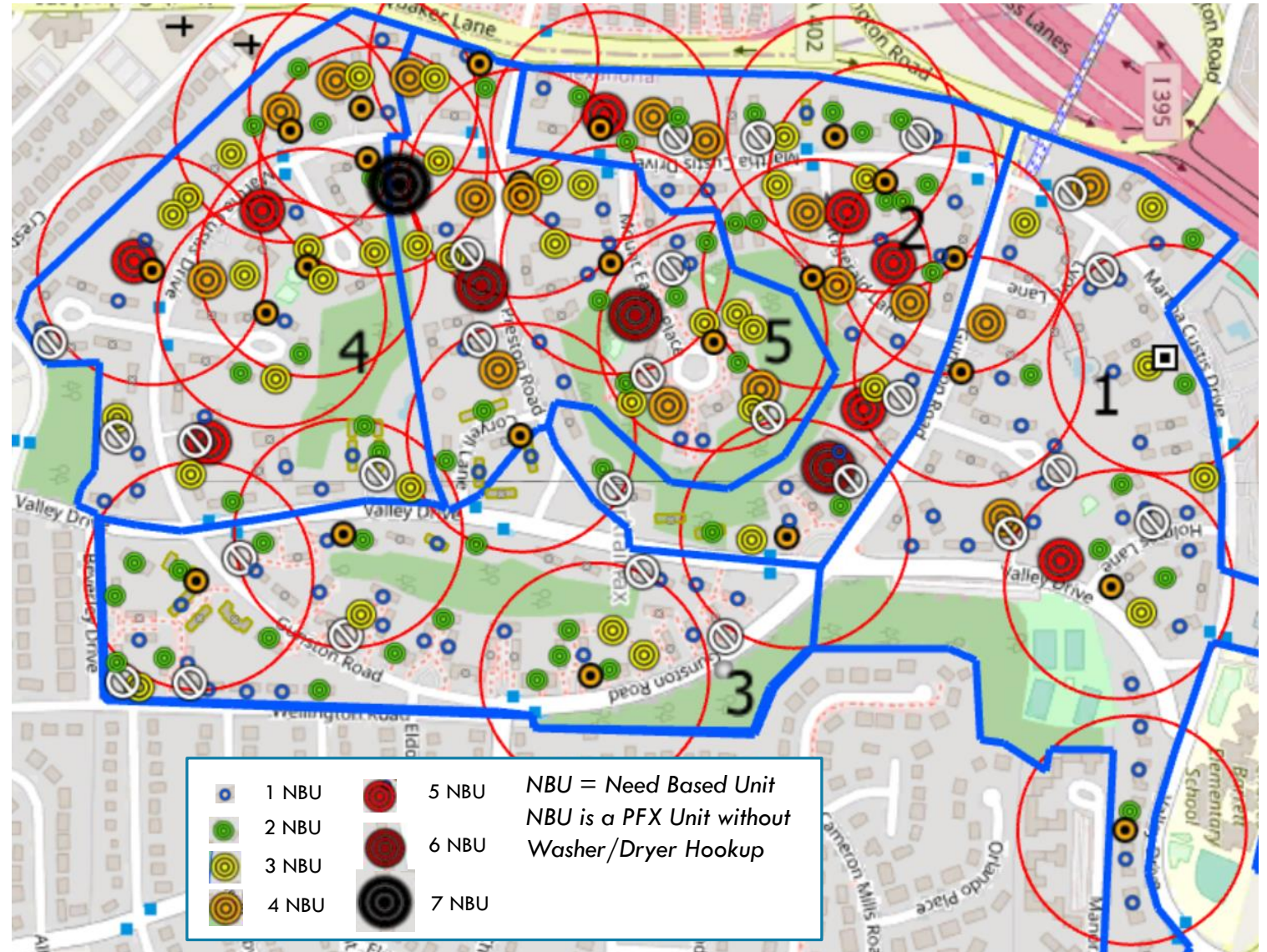


High Capacity
Laundry Room

ALTERNATIVE #2 NEEDS BASED WEIGHTED

- LR Distribution Weighted to Favor Areas with High NBU Density
- Matrix scoring ensures 100% of need fulfilled within 500 ft (average was 334 ft) between Laundry Room and “serviced” building

25 Active Laundry Rooms



ALTERNATIVE #3

ROOM AUDIT

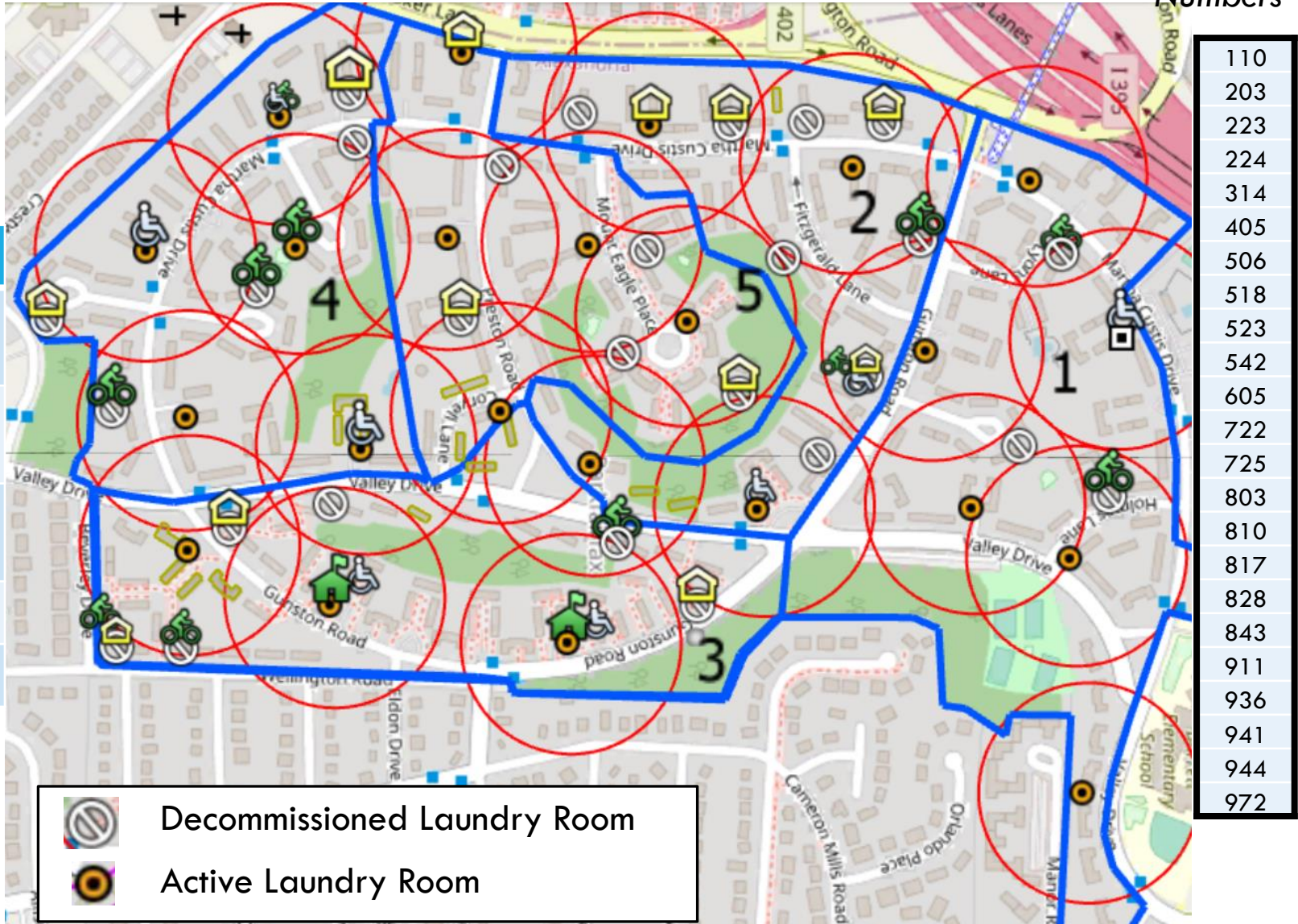
WEIGHTED

	Goal	Achieved
Decom Rooms Overcrowded with Bikes	13	9
Decom Rooms with no Basements	11	9
Keep Rooms with No Steps	8	7
Decom Large Rooms	2	0
Total Laundry Rooms	20	23

Not all Criteria can be met simultaneously, so room selection attempts to get each as close as possible

23 Active Laundry Rooms

Laundry Room Building Numbers



ALTERNATIVES AND RECOMMENDATIONS SUMMARY

Number of Machines and Rooms

Lower Cost



Higher Level of Service



80
Machines

120
Machines

20
Rooms

30
Rooms

Phase 1 Recommendation was between 80 and 120 Machines

Room Distribution Alternatives

Alt#1



Uniform Density
By Ward

82 machines
20 rooms

Alt#2



Needs Weighted

102 machines
25 rooms

Alt#3



Room Audit
Weighted

94 machines
23 rooms

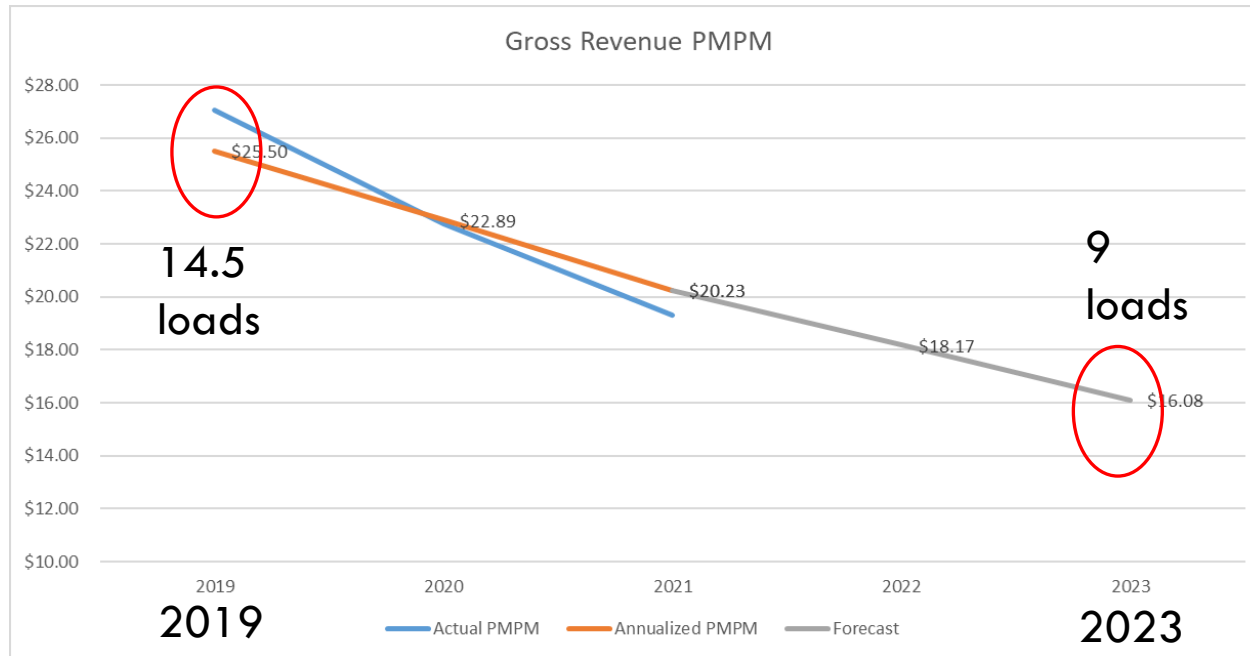
BUC
Recommendation



BACKUP



PHASE 1 RECOMMENDATION



# Machines	2023 Ave Loads/Month	Revenue/Machine / Month
204	9	\$15.75
120	15	\$26.25
100	18	\$31.50
80	22.5	\$39.38
60	30	\$52.50

Usage Falling Fast!

Reduction to 80 Machines Needed to Achieve \$37.50/Machine/Month Revenue Goal