



COMMUNITY PARKS, RECREATION & CULTURE REPORT CPRC-2017-09

To: Committee of the Whole Council
Date: September 6th, 2017
Subject: Multi-Use Town Operations Centre Update
Origin: Community Parks Recreation and Culture (CPRC) – Facilities Branch

RECOMMENDATIONS

1. **THAT** Community Parks, Recreation & Culture Report CPRC-2017-09 dated September 6th, 2017 entitled “Multi-Use Town Operations Centre Update” be received; and
2. **THAT** Council receive the design presented within this report; and
3. **THAT** staff complete the detailed design, conduct construction procurement and report back to Council.

PURPOSE

To provide Council with an update and information related to the Multi-Use Town Operations Centre Project.

To seek Council endorsement of the design and direction to complete the detailed design and conduct construction procurement.

BACKGROUND

Council approved project #15-060 in 2015 for the site development and facility design for a new modern and efficient multi-use operations centre to support roads, water and wastewater, fleet, facilities and parks operations and a new emergency operations centre and shared training space for Fire and Emergency Services. Since the start of the design project staff have worked to evolve the project and centre into a Multi-Use Town Operations Centre as described in this report.

Detailed design drawings are now 70% complete

The architectural firm of Strasman and Associates Incorporated and sub-consultants have now completed 70% of the detailed design drawings including the site plan, architectural, civil, mechanical and electrical engineering drawings.

ANALYSIS

The Multi-Use Town Operations Centre will be a Centre of Collaboration

The operations centre will combine and support the important front line operational services for the Town at one centralized location creating an environment that supports cooperation between Town departments and external agencies.

- Emergency Operations Centre located within a central facility that provides coordinated operational support during critical incidents.
- Driver training area for Emergency Services and Roads heavy vehicle and equipment and external opportunities with York Region Emergency Medical Services (EMS) training.
- Large internal training space for Town training and partnership training with York Region, Lake Simcoe Region Conservation Authority (LSRCA) and N6 Municipal Partners.
- Tree farm and greenhouse to grow native plant material and species and provide demonstrations and instructional sessions with municipal partners and residents.
- Low Impact Development storm water management system and Xeriscape (drought resistant planting). Opportunities for educational sessions with LSRCA provided for municipal partners and residents.

Efficient and Environmental design

Attachment 1 provides facility elevations, an updated site plan and efficiency and environmental features of the facility and site.

Complete site plan application has been submitted

A complete site plan application has been submitted to the Planning Department for circulation to Town departments and the Lake Simcoe Region Conservation Authority and the Region of York.

Over 30 separate drawings sets and background studies and reports were provided for the site plan application process.

Pre-qualification of general contractors is complete

A successful pre-qualification of General Contractors was completed reviewing the experience, past performance, project team and equipment. A total of 14 firms submitted pre-qualification submissions. A total of 9 firms have been pre-qualified and approved to proceed further with the construction procurement process.

Staff are proposing dedicated project management support

In an effort to maintain schedule, quality of work, cost control and to assist with project records and site supervision staff are proposing a dedicated project management firm be retained. An allowance for contracted project management services with a not to exceed limit is will be presented with a detailed financial strategy and report after construction procurement.

Next Steps

Table A – Planned Activities and Timing

Planned Activities	Timing
Pre-Qualification of General Contractors	Complete
Procurement, Budget Approval and Award of Contract	Winter 2017
Construction – Earth Works and Site Services	Spring 2018
Facility Construction	2018 to +/- 2020
Anticipated Occupancy Date	+/- 2019/2020

FINANCIAL IMPLICATIONS

Staff continues to design the site and facility focusing on efficiency, functionality and cost control. Detailed estimates have been performed to further assist with cost control.

Total project costs are estimated at \$15 to \$18M including; design, background studies inspections, testing, project management, construction and contingency. The project is being funded primarily by development charges and some Town reserve funding.

Upon completion of the procurement for construction services staff will report back to Council with the detailed budget and financial strategy for this project.

ALIGNMENT TO STRATEGIC PLAN

The recommendations of this report align with the following Strategic Pillar(s):

- #1 Providing quality, affordable programs and services for a safe, accessible and livable community
- #2 Building a complete community that provides healthy places to live, work, play and learn

CONCLUSION

As a next step staff will be completing the detailed design, procurement for construction services and reporting back to Council with a detailed financial strategy and budget including the potential recommendation for construction contract award.

ATTACHMENTS

Attachment 1 – Drawings + Operations Centre Efficiency and Environmental Design

Prepared, Reviewed and
Recommended by:

Original Signed by,

Aaron Karmazyn, General Manager
Community Parks Recreation and
Culture

Approved for Submission by:

Original Signed by,

Thomas R. Webster,
Chief Administrative Officer

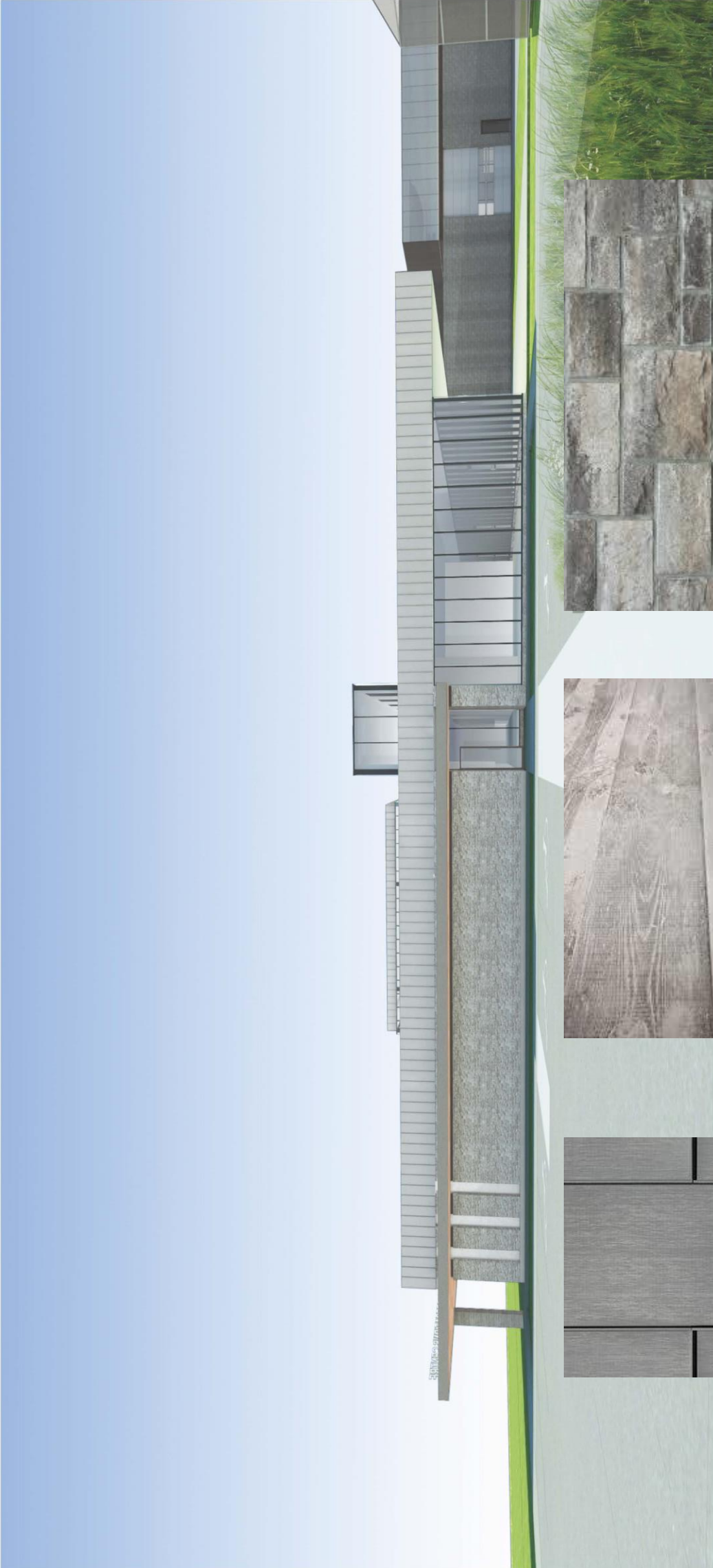


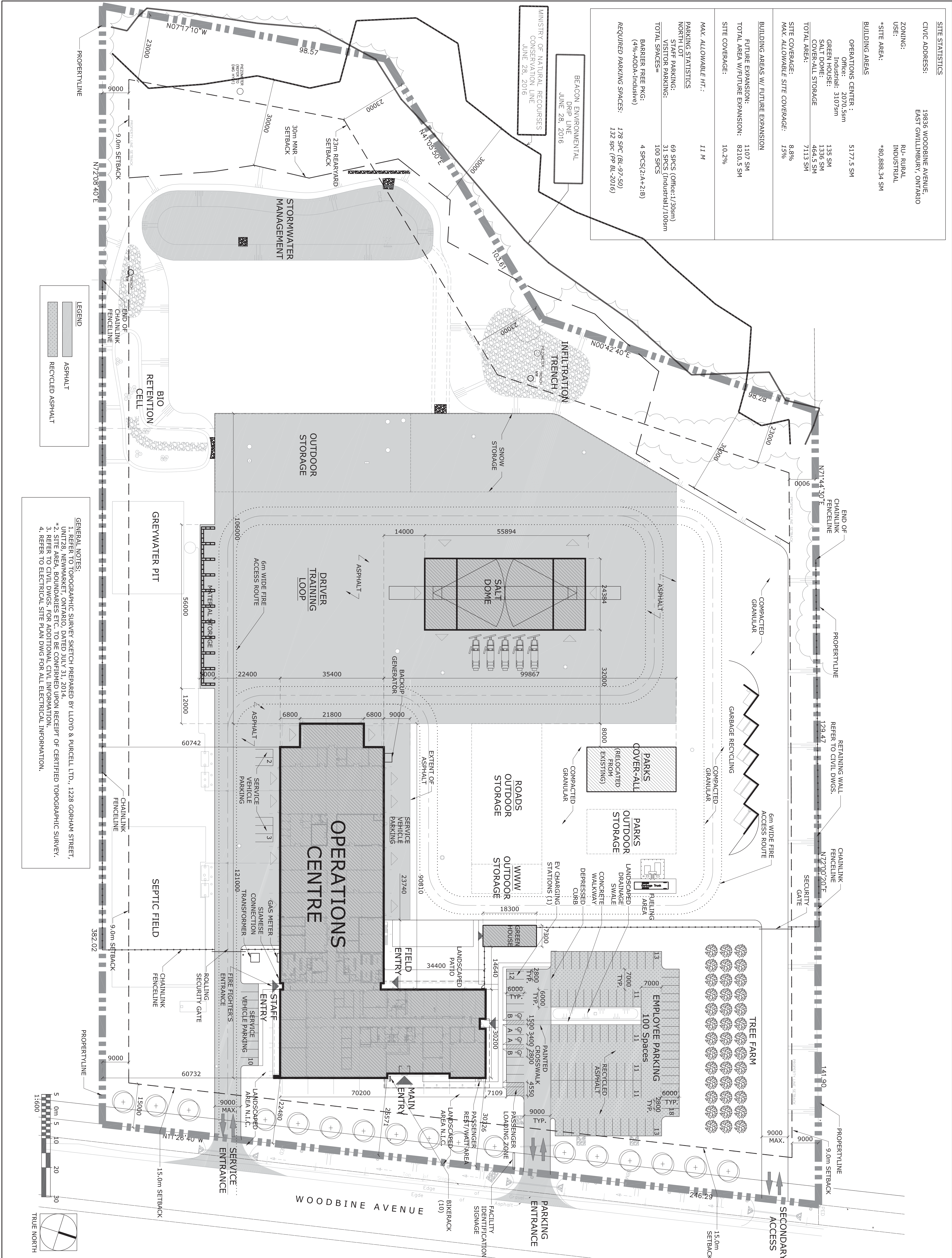
Wood Grain Zinc Siding

Barn Board Formed Concrete Piers

Natural Limestone Finish







SITE STATISTICS	
CIVIC ADDRESS:	19836 WOODBINE AVENUE, EAST GWILLIMBURY, ONTARIO
ZONING:	RU-RURAL INDUSTRIAL
* SITE AREA:	*80,888.34 SM
BUILDING AREAS	
OPERATIONS CENTER :	5177.5 SM
Office:	2070.5sm
Industrial:	3107.5sm
GREEN HOUSE:	135 SM
SALT DOME:	1336 SM
COVER-ALL STORAGE:	464.5 SM
TOTAL AREA:	7113 SM
SITE COVERAGE:	8.8%
MAX. ALLOWABLE SITE COVERAGE:	15%
BUILDING AREAS W/ FUTURE EXPANSION	
FUTURE EXPANSION:	1107 SM
TOTAL AREA W/FUTURE EXPANSION:	8210.5 SM
SITE COVERAGE:	10.2%
MAX. ALLOWABLE HT.:	11 M
PARKING STATISTICS	
NORTH LOT	69 SPCS (Office:1,20sm)
STAFF PARKING:	31 SPCS (Industrial:1,00sm)
VISITOR PARKING:	100 SPCS
TOTAL SPACES=	4 SPCS(2:4+2:8)
BARRIER FREE PKG.:	(4%-AODA-Inclusive)
REQUIRED PARKING SPACES:	178 SPC (BL-97-50) 132 spc (PP BL-2016)

LEGEND	
	ASPHALT
	RECYCLED ASPHALT

- GENERAL NOTES:
1. REFER TO TOPOGRAPHIC SURVEY SKETCH PREPARED BY LLOYD & PURCELL LTD., 1228 GORHAM STREET, TORONTO, ONTARIO, DATED JULY 21, 2016.
 2. SITE AREA BOUNDARIES ETC. TO BE CONFIRMED UPON RECEIPT OF CERTIFIED TOPOGRAPHIC SURVEY.
 3. REFER TO CIVIL DWGS. FOR ADDITIONAL CIVIL INFORMATION.
 4. REFER TO ELECTRICAL SITE PLAN DWG FOR ALL ELECTRICAL INFORMATION.

<p>Consultants:</p> <p>Civil: S.LLEWELYN & ASSOCIATES LIMITED 3228 South Service Road, Suite 105 Burlington, Ontario, Tel: 905-631-6978, Fax: 905-631-8927</p> <p>Structural: BROWN & CO. ENGINEERING 586 Eglinton Ave. E, Suite 504 Toronto, Ontario, M4P 1P2 Tel: 416-423-7676, Fax: 416-244-6049 sdbrown@brownandcompany.ca</p> <p>Mechanical and Electrical: MCW CONSULTANTS LTD. Queen's Quay Terminal 207 Queen's Quay West, Suite 615 Toronto, Ontario, M5J 1A7 Tel: 416-598-2920, Fax: 416-598-5394</p>	<p>Project Name: EAST GWILLIMBURY OPERATIONS CENTRE</p> <p>Location: 19836 Woodbine Ave. Town of East Gwillimbury</p> <p>Number: 15-470</p> <p>Sheet Title: SITE PLAN</p> <p>Scale: 1:600</p> <p>Drawn: JM/ES</p> <p>Checked: SS</p> <p>Date: OCTOBER 16, 2016</p> <p>Revisions:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>ISSUE FOR SITE PLAN APPLICATION</td> <td>17/06/05</td> </tr> </tbody> </table>	No.	Description	Date	01	ISSUE FOR SITE PLAN APPLICATION	17/06/05	<p>Construction North</p> <p>A-010</p> <p>Strasman Architects Inc. 1941 Gerrard Street East, Toronto, Ontario, M4L 2C2 Tel: 416 588 1800 Fax: 416 588 1009 www.strasmanarch.com</p> <p>This drawing shall be used only for the purpose indicated below:</p> <p><input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Permit <input type="checkbox"/> Construction</p>
No.	Description	Date						
01	ISSUE FOR SITE PLAN APPLICATION	17/06/05						



Attachment 1 – Operations Centre Efficiency and Environmental Design

- Improved administration and field staff support areas including staff kitchen, training and meeting room space, locker room and storage space.
- Drive through Salt and Sand Structure increases efficiency for loading.
- Detailed efficient vehicle and equipment site circulation planning.
- Efficient fuel dispensing and management system.
- Dedicated and organized storage bays, garbage and recycling and outdoor storage for materials, vehicles and equipment.
- Efficient parking and facility access.
- Drive-through service bays with adjacent storage supplies and equipment.
- Low impact development environmentally friendly storm water management systems.
- Backup generator system.
- Driver training area for all operational departments including Fire and Emergency Services.
- Planned EOC centrally located to operational services to support Incident Management System including private break-out rooms, communications room and access to Town reference materials and files.
- Greenhouse and tree farm for growing local species and reducing costs for parks arboricultural products.
- High efficiency HVAC and building environmental systems.
- Use of natural lighting.
- Use of natural materials for exterior cladding including zinc metal siding and natural stone.
- Low flow hands free plumbing fixtures.
- High Efficiency lighting (LED where practical) and use of motion sensor switches where practical.
- Improved access control and site security.
- Recycled road material for staff parking areas and secondary access road.
- Dedicated staff entryway and heavy equipment and vehicle access route and dedicated visitor access route.

