



# Town of East Gwillimbury

## MEMORANDUM

To: Committee of the Whole Council

From: Aaron Karmazyn, General Manager  
Chris Catania, Manager Municipal Facilities  
Community Parks, Recreation and Culture

Date: February 4, 2020

Subject: Operations Centre Update – Facilities Branch

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The following memorandum provides Council with an update related to facility construction of the Operations Centre project. Appendix A provides pictures of the facility construction.

### **Project continues to track on schedule and within budget**

- Facility construction is tracking within schedule and assigned budget.

### **Construction progress over the past three months**

- Monthly updated construction schedule provided by the general contractor.
- Trade mobilization for structural steel masonry, roofing and site trailers.
- Shop drawings for the project submitted, reviewed by architect and returned to general contractor for ordering of materials and scheduling trades.
- Below grade construction for building is complete. This included placement of reinforcing steel, trench and pour concrete foundation footings, piers, and walls.
- Poured concrete columns of exterior east elevation canopy.
- Excess fill from below grade construction removed from the site.
- Foundation damp-proofing, insulation and masonry applied and completed to finished foundation walls.
- All storm water, sanitary drains, and oil/sand/sediment interceptors installed below the building.
- Primary and secondary underground electrical duct bank and distribution installed.
- Foundation slab stone placement completed.
- Insulation, underfloor heating and slab on grade concrete completed for the lunch room, EOC, meeting rooms and administrative lobby.
- All structural steel delivered to site, installation complete with columns, beams, and trusses for administration area and part of service bays.

- Placements, installation and welding of angled steel trim for canopies and roof decking along the administration area.
- Installation of utility distribution Hydro One and Enbridge Gas.
- Masonry walls laid along exterior of administrative area.
- Permits for the Region of York road widening have been received. The Region of York road widening at the entryways and exits to the Operations Centre site along Woodbine Avenue is progressing. The design recently approved by the Region of York includes expanding the Region right of way along Woodbine Avenue creating left turn lanes northbound and extended right turn lanes southbound for the service and pedestrian entrances and exits to the property. The road widening work has been tendered with the Region, with award (pending Council approvals) early in 2020 for completion in Spring/Summer 2020. This road project is included in the 2020 capital budget and will be funded by development charges. Staff will report out the financial commitment at time of tender close and award.

#### **Planned construction activity this next quarter**

- Completion of structural steel Installation, plumbing and welding for service bays.
- Install of masonry at exterior walls of the service bays
- Install of exterior doors and glazing
- Completion of roof deck and cladding of the service bays
- Start of interior partition walls and mechanical and electrical rough-ins at administration and staff support areas.

#### **Attachments**

1. Appendix A – Pictures of Operations Centre Facility Construction

## Appendix A



Underfloor heating along north elevation of administration area



Underfloor heating along north elevation of administration area

## Appendix A



Placement of foundation stone service bays



Foundation stone placement along interior foundation walls of service bays

## Appendix A



Slab on grade concrete pour and finishing north administration area



Slab on grade concrete pour EOC and administration meeting rooms

## Appendix A



Installation of primary electrical duct bank to service facility



Transformer pad connecting primary and secondary duct banks

## Appendix A



Enbridge Gas distribution station pad mounted along southern masonry wall



Masonry wall north elevation for EOC and lunch room

## Appendix A



Steel columns, beams, trusses and decking along north administration area



Facility east elevation view of structural steel



## Appendix A



Aerial view looking west of foundation footprint October 2019



Aerial view looking west of foundation & structural steel footprint December 2019

## Appendix A



Hydro One installation to service facility



Steel decking placed, installed along administration area

## Appendix A



Structural steel Water & CPRC service bays



Viewing east of Water & CPRC service bays