



GEORGINA

Council Education/Training

Background Information on Town's Special Capital Projects

March 2, 2018

Marc Pourvahidi



GEORGINA

Section 2

Georgina Civic Centre



Georgina Civic Centre (GCC)

General Information:

Most municipalities own and operate a Centre that is home to several functions, including public meeting/gathering space; Council/Committee meetings; administrative offices; service delivery and archival/record storage commonly called;

- Civic Centre
- Town Hall
- Municipal Offices
- Administrative Building



Georgina Civic Centre (GCC)

General Information:

Important services are housed and delivered from GCC including;

- Town Council/Committee/Public meetings;
- Service Georgina (central reception/inquiry);
- Office of the CAO, Service Excellence and Communications;
- Corporate, HR, IT, Procurement, Bylaw & Financial Services;
- Clerks' services and records keeping;
- Development Services (Planning/Engineering, Building permits/inspections);
- Operations and Infrastructure
- Recreations and Culture administrative staff
- Etc. (any other administrative services)



Georgina Civic Centre (GCC)

General Information:

- Georgina Council adopted the Town's Strategic Plan, in which the Goal # 4 , "Provide Exceptional Municipal Services" was given a high priority
- This task may be difficult to achieve (if not impossible) while the main stream of municipal services are provided out of the current GCC building
- Town Council through a number of reports and studies has identified and acknowledged a need for a larger and more efficient/upgraded GCC building.



Georgina Civic Centre (GCC)

Reviews and Studies:

- In 2016, the Town hired Brown & Beattie Building Ltd for a Building Condition Review
- The consultant's report identified many areas where improvements are needed just to comply with current Accessibility for Ontarians with Disability Act (AODA)
- Also revealed many inefficiencies in the areas of health, safety and operational risks.



Georgina Civic Centre (GCC)

Reviews and Studies (Cont'd):

- Later in 2016, the Town issued a Request for Proposal (RFP) for Provision of a Strategic Accommodation Options Plan, through which the services of Pivotal Projects Inc. were retained
- Council on November 2, 2016, received the consultant's report that included five (5) options to accommodate a new GCC building
- After receiving and reviewing the report, Council identified the current GCC location at 26557 Civic Road campus as the preferred site for future Civic Centre accommodation



Georgina Civic Centre (GCC)

Furthermore, due to a number health concerns related to the GCC's air quality, the services of; **Chem Solv** (Chemist with Solutions for Industry) was retained for a proper test. The summary of findings are as follows:

1. Very low relative humidity levels
2. High room temperatures
3. Lack of air movement
4. Presence of significant and noticeable mouldy odours in some sections of the building (required immediate action and temporary closure of those sections).



Georgina Civic Centre (GCC)

Options to proceed with Council's direction to accommodate the future GCC on the current 26557 Civic Centre Road:

- A) Build a new stand-alone building
- B) Complete Retrofit the present building with an expansion

Advantages & Disadvantages are as follows:



Georgina Civic Centre (GCC)

Preliminary/Estimated Cost & Budget (2016\$):

Summary	Option 2A Staged Renovation	Option 2B Simultaneous Renovation	Option 5 Stand-Alone Build
Capital Cost	17.1	17.6	21.6
Maintenance	9.0	8.9	5.9
Operating	10.4	10.0	7.2
Interest on Capital Borrowing	8.0	8.6	10.3
Total Cost-30 year	\$44.6M	\$45.1M	\$45.1M



Georgina Civic Centre (GCC)

Preliminary/Estimated Cost & Budget (cont'd):

The current Construction budget for the GCC is as follows:

• 2018 Design Development	\$ 1,500,000
• 2020 Construction	<u>\$ 25,000,000</u>
Total Budget	\$ 26,500,000



GEORGINA

Georgina Civic Centre (GCC)

Complete Retrofit & Expand		New & Stand-Alone Building	
Pros	Cons	Pros	Cons
Land Availability	Lack of efficiency and future flexibility	Land Availability	Higher capital cost and borrowing cost
Preservation of the historical legacy	Limitation on the use of basement	Preservation of the historical legacy	Public perception
Neutral location for all main developed areas of the town	Limitation of System/infrastructure or HVAC upgrade	Neutral location for all main developed areas of the town	
	Lack of ability to install centralized HVAC system	A flat roof that allows a standard ICI HVAC system	
	Higher operating cost	Minimize business interruption	
	Multiple moves costs and inconvenience	Space Efficient	
	Staff and business interruption	Floor and shape optimization	
	Lack of availability of swing space	Design to meet all current legislative requirements	
	Risks of unforeseen building condition	Energy efficient heat, hydro, water	
	Risks of unforeseen site condition	Functional design for municipal use	
	Structural limitations (the curtain wall is failing already!)	Environmental sustainability - Leeds-opportunity	

Georgina Civic Centre (GCC)

	Double standard buildings for staff and maintenance crew)	Flexibility for future use, partnership and expansion	
	Health & Safety and accessibility issues - life safety systems very difficult to install	Single move cost & convenience	
	Mixed up staff & public space	No work/service interruption	
	Unknown hazardous building material	Lower operating cost	
	Unnecessary complications	Segregation of work and public spaces/areas	
	Unsatisfactory final finished product	Efficient signage & Security features	
	Lack of original drawings and plans	Can accommodate potential/future partnership	
	Lack of proper Building Services area (delivery, Maint. storage, Etc.)	Fully Accessible building	
	Insufficient/Wasted space	Higher productivity in a healthy work environment	



Georgina Civic Centre (GCC)

Conclusion:

While the re-adaptive & re-use of certain portions of the current Civic Centre facility is not impossible, the structure, design, condition and limitations of the building does not provide an opportunity to accommodate a viable long-term solution to address the future needs of the Town.



Georgina Civic Centre (GCC)

Conclusion (cont'd):

- Based on studies and reviews completed so far, staff are recommending a new stand-alone building;
- Furthermore, based on this recommendation, and Council's endorsement, staff will proceed to the next steps and retain the services required to achieve this goal, in an expedited manner.



GEORGINA

Section 3

NEXT STEPS



Next Steps - 2018

- 1- Issue RFP for Project Management (PM) to:
 - provide advice on construction methodology
 - guide the process through the desired approach and method
 - lead the Town with the procurement process (Scope of the work, evaluation and selection of the contractor)
 - Oversee the technical/certification of the projects



Next Steps - 2018

2- Issue RFP for the Design Firm (Architect) to:

- provide advice on the design options
- guide the town through the functional design
- prepare Concept Design drawings for the hiring of the contractor through a competitive process
- Provide general observation for the construction outcome and quality control



Next Steps - 2019

3- Issue RFP for the Construction Contract to:

- retain the services of the construction contractor based on the preferred methodology
- receive the updated/final construction cost
- site preparation and mobilization
- Construction



Next Steps

4- Council reports to:

2018:

- Award of the contract for PM services
- Award of the contract for Architectural services
- Inform the Public Consultation Sessions

2019:

- Award of the Construction services
- Provide frequent Progress Reports
- Substantial Completion

Next Steps

NOTE:

1- The future steps are commonly shared for the overall project delivery of the Georgina Civic Centre and the MURC, with one exception:

- For the Georgina Civic Centre, first Council will need to decide between the following options;
 - a) complete retrofit of the current building plus an addition to the building
 - b) build a new/stand-alone building on the present site of 26557 Civic Centre Road



Council Education/Training

Special Capital Projects

Comments Questions?

March 2, 2018