



# Town of East Gwillimbury

## MEMORANDUM

To: Committee of the Whole Council

From: Chris Catania, Manager Municipal Facilities

Date: Tuesday, October 1<sup>st</sup>, 2019

Subject: Operations Centre Update – Facilities Branch, Community Parks Recreation & Culture

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The Town of East Gwillimbury Operations Centre is a 20 acre site development and facility construction project that will support roads, water and waste water, parks, facilities, fleet and fire and emergency operational services. Appendix A provides pictures of the facility construction activity since July 2019.

The following memorandum provides Council with an update related to phase 2, facility construction of the Operations Centre project.

- Town staff have completed phase 1, the contract for site development including earthworks, grading, storm water management and site servicing at the Operations Centre site. This first phase of the project has been completed within the planned schedule and under the approved budget.

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

- Phase 2 of this Project, facility construction is tracking within schedule and assigned budget.

### **Excellent construction progress over the past two months**

- Contract legal execution – July 22, 2019 with the general contractor Percon for Phase 2 building construction.
- Permits received; Town of East Gwillimbury Site Plan Approval, Ministry of Environment, Conservation & Parks Environmental Compliance Approval, Lake Simcoe Region Conservation Authority Development Permit, Region of York Road Occupancy Permit, Town of East Gwillimbury Building Permit, Town of East Gwillimbury Plumbing Permit.
- Construction schedule provided by the general contractor.
- Construction mobilization including site trailer, standby generator, inspection, surveying and documentation of Phase 1 grading and storm water management systems and survey and staking of the building and parking lot structures.

- Shop drawings for the project submitted, reviewed by architect and returned to general contractor for ordering of footings and foundation materials.
- Below grade construction for building has commenced. This includes placement of reinforcing steel, trench and pour concrete foundation footings, piers, and walls.
- Foundation damproofing, insulation and masonry continues to be applied to finished foundation walls.
- Excess fill from below grade construction continues to be removed from site.
- Test pits excavated between septic fields ensuring no issues with water table to allow for proper fire reservoir cistern specifications outside the building.
- Main storm water drain and sanitary drains installed below administration area of the building.
- Employee parking lot has been cut, graded and compacted with granular sub-base. Conduit for lighting systems at the employee parking has been installed. The employee parking lot will be used during the construction phase for trade parking and staging of material and equipment.
- Installation of “Digital Project Window” solar time lapse construction camera providing site monitoring and construction progress is complete.
- The Region of York requires a road widening at the entryways and exits to the Operations Centre site along Woodbine Avenue. This 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 will be tendered with the Region of York this Fall, with award (pending Council approvals) early in 2020 for completion in Spring 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**

- Structural steel delivery and Installation.
- Install of masonry at exterior walls.
- Install of exterior doors and glazing
- Install of roof deck and cladding

Town staff continue to review any opportunities for potential infrastructure grant funding as the project progresses. Further project updates will be provided prior to the end of 2019.

### **Attachments**

1. Appendix A – Pictures of Operations Centre Facility Construction

## Appendix A



Mobilization and delivery of foundation steel



Excavation building foundation footings along eastern elevation



## Appendix A



Excavation, reinforcing and pouring concrete foundation footings along N/E elevation



Surveying and staking foundation piers along administration section of building



## Appendix A



Building foundation footings and rebar along north elevation



Forming foundation wall along eastern elevation



## Appendix A



Foundation wall along N/E elevation



Forming foundation wall along north elevation service bays



## Appendix A



Foundation masonry and insulation along eastern elevation



Installation of main storm water drain under administrative area



## Appendix A



Installation of sanitary drainage under administrative area



Installation of sanitary drainage under administrative area



## Appendix A



Installation of main storm water drain under administrative area



## Appendix A



Aerial view looking west of Operations Centre building footprint



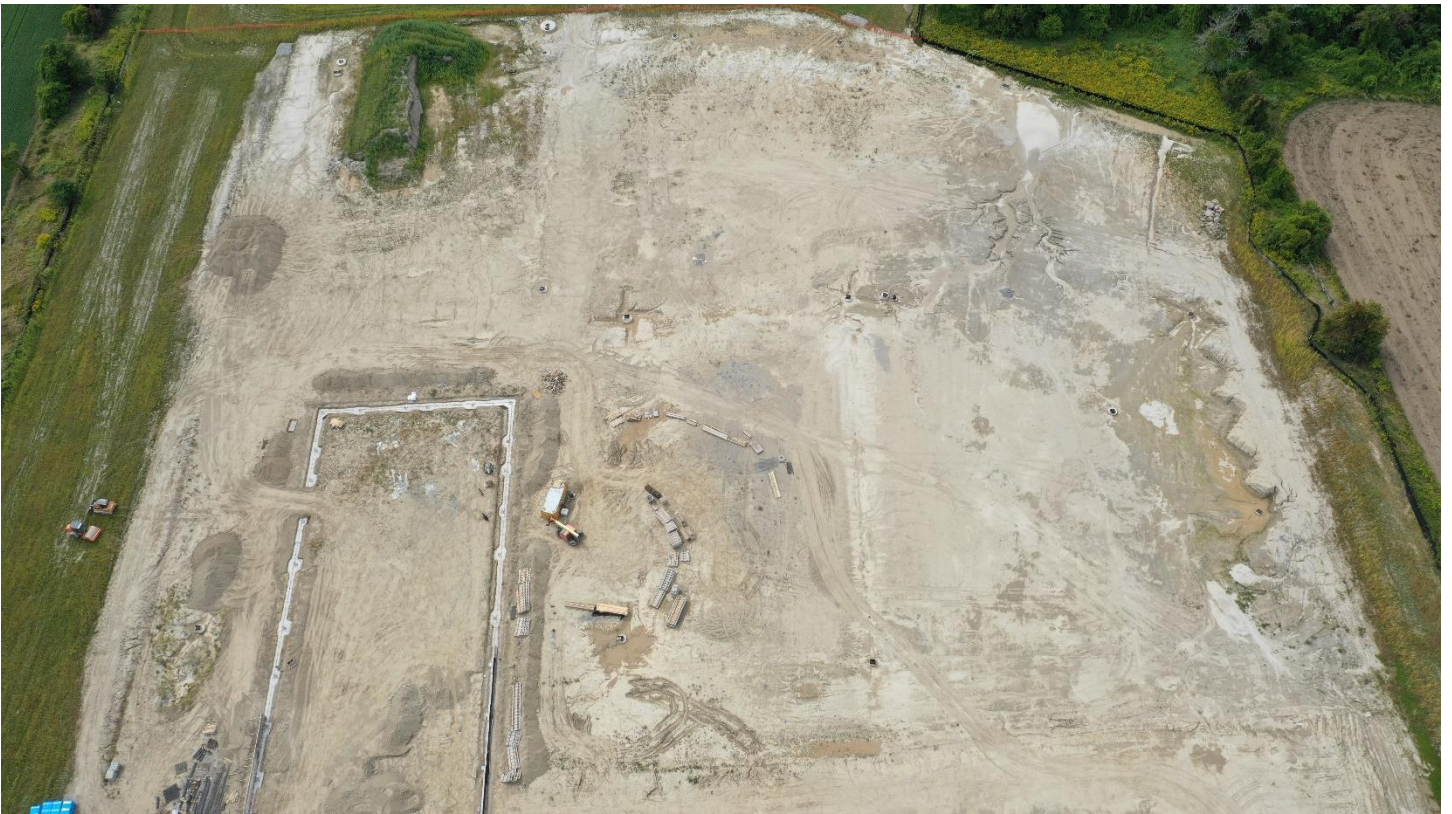
Aerial view looking west of Operations Centre building footprint



## Appendix A



Direct aerial view of Operations Centre building footprint



Aerial view of western edge of Operations Centre building footprint