



# Town of East Gwillimbury

## MEMORANDUM

To: Council

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

Date: Tuesday, October 6th, 2020

Subject: Operations Centre Update – Facilities Branch

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

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

- Phase 2 of this Project, facility construction is tracking within schedule and assigned budget. Anticipated substantial completion in early Q1 2021.

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

- Monthly updated construction schedule provided by the general contractor.
- Steel decking over the service bays
- Completed roofing over the administration area and service bays
- Insulation, slab on grade concrete completed for the staging areas, storage rooms and work bays.
- Installation of mechanical ductwork, piping, and roof storm drains
- Placement of HVAC roof top units over the administration area
- Feeding of electrical distribution and conduit
- Installation of sprinkler system mains and secondary branches
- Non load bearing interior masonry walls in administration area and changerooms
- Application of spray foam insulation along exterior service bays
- Masonry walls laid along exterior of service bays.
- Application of metal siding and block/limestone veneer
- Installation of curtain wall and clerestory frames/glazing
- Installation of overhead doors and frames for the service bays
- Interior framing, partition walls and installation of drywall throughout administration and staff support areas

- Excavation and placement of fire water cisterns
- Excavation of septic and grey water fields, placement of septic and grey water tanks
- Completion of rain water harvesting infiltration trenches front of house
- Sawtooth interlocking block retaining walls for waste/recycling/scrap material
- Completion of Cover-all secondary structure and protective bollards
- Completion of Salt dome concrete foundation walls and protective bollards
- The Region of York road widening and illumination at the entryways and exits to the Operations Centre site along Woodbine Avenue. Includes expanded 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.

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

- Installation of interior doors, firestopping, sealants, and hardware
- Surface preparation, priming and painting based on finish schedule
- Stained wood veneer paneling and acoustic t-bar ceiling tile
- Sealing and polishing of concrete floors
- Fabrication, placement and installation of millwork
- Electrical and mechanical room installation
- Mechanical, electrical and sprinkler finishes
- Washroom accessories, partitions, lockers and cubicles
- Fueling/Generator systems install and concrete pads
- Greenhouse installation
- Perimeter fencing
- Site granulars, paving of service entrance, employee parking lot and sidewalks/curbing

Virtual Tour of the Operations Centre Construction Project

For a virtual tour of the East Gwillimbury Municipal Operations Centre Construction Project Visit: <http://www.eastgwillimbury.ca/opscentre>

#### **Attachments**

1. Appendix A – Pictures of Operations Centre Facility Construction

**Appendix A**  
**OPERATIONS CENTRE UPDATE – CONSTRUCTION PHOTOS**



Operations Centre east elevation viewing to the west



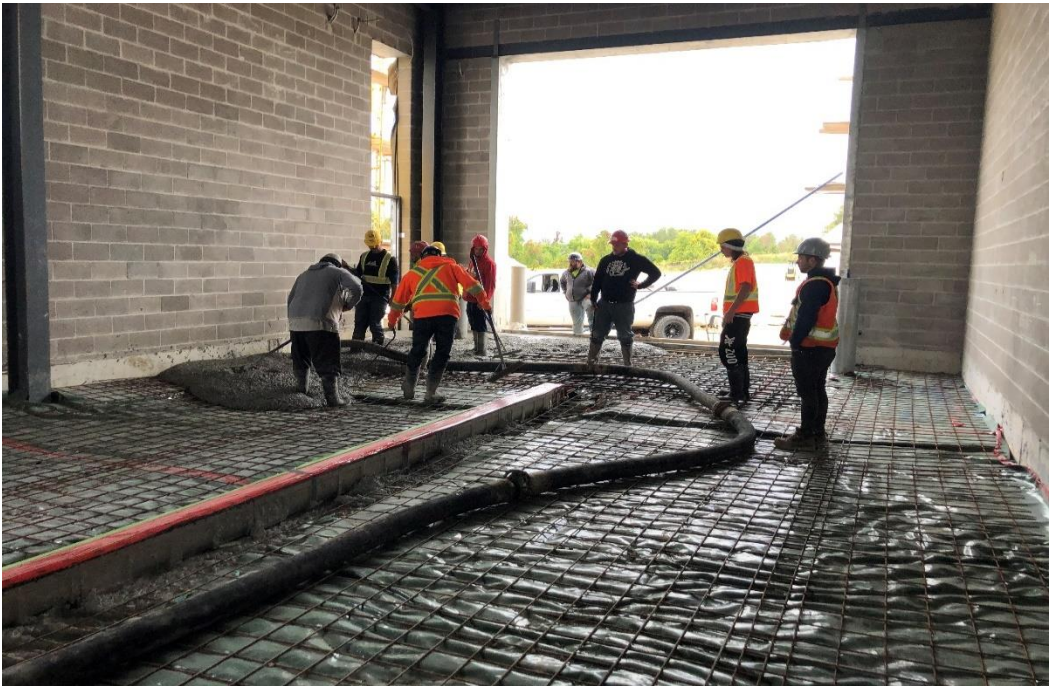
Operations Centre south elevation viewing to the north



**Appendix A**  
**OPERATIONS CENTRE UPDATE – CONSTRUCTION PHOTOS**



Slab on grade preparation of Wash Bay



Slab on grade concrete pour of the Wash Bay

**Appendix A**  
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Completed slab on grade concrete pour for the Wash Bay



Drywall and glazing in the administration area main lobby



**Appendix A**  
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Drywall and curtain wall in the administration area meeting room



Staff north entrance corridor separating lunch room and meeting rooms

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Staff corridor viewing north separating private offices in administration area



Framing and drywall of private offices in the administration area



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Interior masonry block and mechanical installation for women's changeroom



CPRC & Water bays overhead doors



**Appendix A**  
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Overhead door and brick veneer north elevation of Carpentry workshop



CPRC & Water bays north elevation with brick veneer and glazing

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Service bays south elevation application of spray foam insulation



Foundations for drive through Salt dome



**Appendix A**  
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Exterior cover storage building north end of site



Saw tooth retaining wall north part of site for materials/garbage bins



**Appendix A**  
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Installation of septic tanks south of the service access road



Fire water cisterns and pump shaft placement



**Appendix A**  
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Completed roofing and clerestory over the administration area



Roofing and finished siding over the service bays

**Appendix A**  
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Placement of HVAC rooftop units over the administration area



Rain water infiltration galleries and road widening slip lanes Woodbine Ave



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Facility east elevation view (front of house) of the Operations Centre



Installation of septic field south elevation