



Town of East Gwillimbury

MEMORANDUM

To: Council

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

Date: Tuesday, November 17th, 2020

Subject: Operations Centre Update – Facilities Branch

The following memorandum provides Council with an update of key milestones related to substantial completion of phase 2 for facility construction of the Operations Centre project. Appendix A provides updated pictures of the facility construction related to phase 2.

Project continues to track within budget

- Phase 2 of this Project, facility construction is tracking within the assigned budget. Schedule has been adjusted 6 weeks with anticipated substantial completion at end of Q1 2021.

Project schedule adjusted for end of Q1 2021

- Schedule adjusted to accommodate long lead delivery items
- COVID-19 has disrupted manufacturing, supply and delivery of key infrastructure
- Electrical switchboard, fire control panel and lighting are affected
- Testing and commissioning of electrical, mechanical and life safety systems commences after the delivery of these key items

Construction progress over the past month

- Fueling/Generator systems install and concrete pads
- Surface preparation, priming and painting based on finish schedule
- Priming/painting of the administration area and service bay walls/ceilings
- Administration, staff support area concrete floor grinding in preparation for sealing
- Installation of t-bar ceiling supports
- Greenhouse foundation, steel assembly installation
- Exterior block retaining walls for material storage (top soil, granulars, etc.)
- Exterior concrete pedestrian walkways and curbing
- Feeding of electrical distribution and conduit

- Continued installation of sprinkler system mains and secondary branches
- Continued application of metal siding and block/limestone veneer
- Material for septic and grey water fields including servicing
- Placement of site granulars
- Perimeter fencing

Key milestones planned to substantial completion

- Continued site granulars, paving of service entrance, service bays apron and employee parking lot
- Installation of interior doors, firestopping, sealants, and hardware
- Stained wood veneer paneling and acoustic ceiling tile
- Sealing and polishing of concrete floors
- Fabrication, placement and installation of millwork
- Washroom accessories, partitions, lockers and cubicles
- Electrical and mechanical room installation
- Mechanical, electrical and sprinkler finishes
- Installation of lighting fixtures
- Commissioning of HVAC, electrical and life safety systems
- Continued staff collaboration, monthly meetings for furniture, fixtures & equipment
- Fit up to include COVID-19, furniture plans and operational considerations

Attachments

Appendix A – Photos of Operations Centre Facility Construction

APPENDIX A

Photos of Operations Centre Facility Construction



Operations Centre east elevation viewing to the west



Operations Centre south elevation viewing to the north

APPENDIX A
Photos of Operations Centre Facility Construction



Drywall in the administration area Lunch room



Accent painting and "t" bar ceiling in the administration area meeting room

APPENDIX A
Photos of Operations Centre Facility Construction



Staff north entrance corridor separating lunch room and meeting rooms



Painted ceilings and polished flooring along private offices in administration area

APPENDIX A
Photos of Operations Centre Facility Construction



Painted ceilings and polished flooring of private offices in the administration area



Staging areas of the administration area

APPENDIX A
Photos of Operations Centre Facility Construction



Water staging area painted accent wall



Electrical distribution and "t" bar ceiling in Women's changeroom

APPENDIX A
Photos of Operations Centre Facility Construction



Electrical distribution and “t” bar ceiling in Men’s changeroom



Interior masonry wall corridor leading to service bays

APPENDIX A
Photos of Operations Centre Facility Construction



Painting of ceilings in Roads bays



Painting of ceilings over the Roads bays

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Photos of Operations Centre Facility Construction



Installation, welding and piping of mechanical room



Framing and painting of Roads bay office

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Photos of Operations Centre Facility Construction



Frames and doors for Electrical and Sprinkler rooms south elevation



Installation of septic field piping south elevation

APPENDIX A
Photos of Operations Centre Facility Construction



Installation of fueling island, tanks and pumps north end of the site



Retaining wall south part of site for mixed material supplies

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Fire water cistern pump house foundation and electrical conduit



Fire water cisterns and pump house foundation

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Structural steel and foam board shaping Greenhouse



Concrete sidewalk from employee parking lot to front entrance

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Concrete sidewalk from employee parking to field (staff) operator entrance



Installation of perimeter fencing along north property boundary