Community Centre complex
Restoration Update

Priorities Committee
April 16, 2019

Enclosure 1
Sharing our Journey

From... to...
Recovery Pillars

Governance
- LLS
- Procurement
- Finance
- HR
- Admin/Documentation
- E-team & Council

Social
- Library
- Art Gallery
- Chambers
- Family & Community Services

Economic
- Customer Service
- Vicky's
- Economic Development & Tourism
- Events & Functions

Infrastructure
- Facilities
- Information Technology
- Security
- OH&S
Adaptable Staff

Staff Re-entry Timeline

Approximately 939 staff moved in 3 months
You don’t realize how much you rely on your work site until you can’t access it.

Sean McRitchie (EDT)
I’m impressed by the resiliency of our people.

Tara de Munnik (CP)
Services Restored Timeline

**November 8, 2018**
- Support/counselling services at Millennium Place

**November 21, 2018**
- County Hall opened
- Council at County Hall

**November 23, 2018 – WSP Building**
- Economic Development & Tourism, Corporate Planning, Intergovernmental Affairs, Family & Community Services, Library Administration, Executive Team, Communications

**December 10, 2018**
- Library temporary location

**December 19, 2018**
- Community Centre north

**January 2019**
- Community Centre south
- Economic Development & Tourism at County Hall

**February 2019**
- Gallery @501
- Council Chambers
- The Agora and meeting spaces
- Library administrative offices
- Vicky’s bistro wine bar

**March 2019**
- Centre in the Park Parkade opens

**May 2019**
- Community Centre Parkade
- Library
Cleaning and Restoration

- Blast force
- Smoke
- Soot
- Heat
- Fire

$14M estimated restoration costs

- HVAC
- Sprinkler and alarm system
- Elevator inspections
- 3 story scaffold
- Audio visual equipment
- Air testing
- Parkade CO2 blasting
- Parkade pipe repairs
- Library office cleaning
- Painting
- Painting replacement or replace
- Lighting repair or replace
- Plant and fish care
- Pay station entry repairs
- Deep cleaning
- Cleaning and restoration

- Replaced 80,000 sq. ft ceiling tile
- 1,000 sq ft concrete

- Cleaning and Restoration
Library Restoration
Community Centre Restoration
Parkade and Mechanical Restoration
Why the Parkade is taking time

- All walls, floor, ceiling ice blasted to remove soot
- All surfaces smoke sealed to eliminate odor
- All walls, ceilings painted
- All duct insulation removed and replaced due to smoke damage
- All PVC piping on P2 and partial on P1 replaced due to heat / smoke damage
- All electrical on P2 replaced due to heat damage
- All lighting replaced
- All fire sprinkler lines replaced
- All mechanical ventilation cleaned and fire dampers replaced
- All gas detection equipment replaced
- All signage replaced
- All control systems cleaned or replaced
- Parking revenue machines cleaned or replaced
- All electrical distribution cabinets cleaned or replaced
- All main electrical switch gear ice blasted, cleaned, tested
- All chain link fencing replaced to remove odor
- All concrete damaged by fire or blast removed and replaced
- Floor epoxy coating being repaired
- All fire alarm detectors replaced
- All fire stopping repaired or replaced
- All HELP phones replaced
- All security systems cleaned, repaired or replaced
- All fire doors damaged by smoke or heat replaced
- All drywall damage to vestibule replaced and painted
- All damaged glass in vestibules cleaned or replaced
- All fire dampers between fire compartments replaced
- All main telecommunication equipment cleaned or replaced
- All damaged stored materials/contents disposed of
- All Agora tables, chairs cleaned, removed from the P1 level
- All service rooms cleaned
- All mechanical VSD equipment cleaned, returned to service
- Main fire panel / control boards replaced
- All mechanical pipe insulation replaced due to soot contamination
- All unit heaters in the parkade and stairs replaced
- Sound insulation at entrance replaced
- All elevator shafts ice blasted and smoke sealed
- All elevator equipment inspected and repaired
Parkade Upgrades

- Fluorescent lighting replaced with LED lighting in entire parkade

- Security cameras replaced with newer “smart” cameras that allow alarms to be sent when they detect pre-determined events or unusual behaviour

- Parkade sump pumps and controls upgraded due to past performance and impacts from fire and water damage

- New painting theme to create color contrast around pillars in the parkade.

- New HELP phones to use current IT technology
Nearing the Finish Line

Activities:
• Final preparations for library re-opening
• Final parkade restoration work
  – obtain public occupancy clearance to re-open
• Re-opening event

Financials to March 31, 2019:
• Expenditures: $6,073,584
• Invoice commitments: $4,052,140
• Revenue loss: $78,960
Back to Enjoying Community

• All public meeting spaces re-opened by February 25

• As of March 29
  - total of 54 bookings
    ▪ Meeting Rooms: 24
    ▪ Agora: 15
    ▪ Council Chambers: 7
    ▪ Galleria Hallway: 8
Thank Yous for HUGE Efforts

“We thank administration and all staff involved for their efforts in dealing with countless cleaning and restoration details to ensure we’ve returned to a healthy and safe environment.”

— Mayor Rod Frank
Questions?