

Facility Capital Projects Status Update

**Council Priorities Committee Meeting
July 12, 2016**

Overview

Strathcona County has a vision for investment in infrastructure quality services, cultural and recreation programs and facilities as a priority, setting us apart from other communities.

To ensure our modern economy remains competitive, healthy and vibrant, we consciously invest in efficient and effective municipal infrastructure to meet the needs of our growing community.

Renovations were done to existing buildings, and new buildings were erected to support this vision. Below is an update of the status of some of the projects that will allow Strathcona County to continue to be one of Canada's most liveable communities.

Agenda

- Project Status
 - Projects to be Completed in 2016
 - Projects in Construction Phase
 - Projects in Design/Planning Phase
 - Lifecycle Capital Projects

Projects to be Completed in 2016

- Emerald Hills Aquatic Centre
- Glen Allan Recreation Complex
- RCMP Building
- Legislative and Legal Services relocation

Emerald Hills Aquatic Centre



Exterior of new facility

Emerald Hills Aquatic Centre

Design

Bid

Build

Construction began on this project in fall 2014 at a value of \$30,695,244. The facility will be open to the public October 2016 and includes:

- 6 lane, 25 meter lap pool
- 4 lane, 25 meter warm pool with adjustable depth
- Children's teach pool
- Whirlpool, steamroom and family change rooms

Emerald Hills Aquatic Centre



Interior of new facility

Glen Allan Recreation Complex



Exterior of facility

Glen Allan Recreation Complex Modernization

Construction
Management

Modernization of the facility began in April 2015 with a budget of \$14,894,250. The completed facility includes:

- Improved accessibility with enhancement of the wellness center
- Group fitness spaces
- Racquet courts
- Curling rink

The facility will be open to the public September 2016.

Glen Allan Recreation Complex



Current interior of facility

RCMP Building Expansion



Exterior of facility

RCMP Building Expansion

Design

Bid

Build

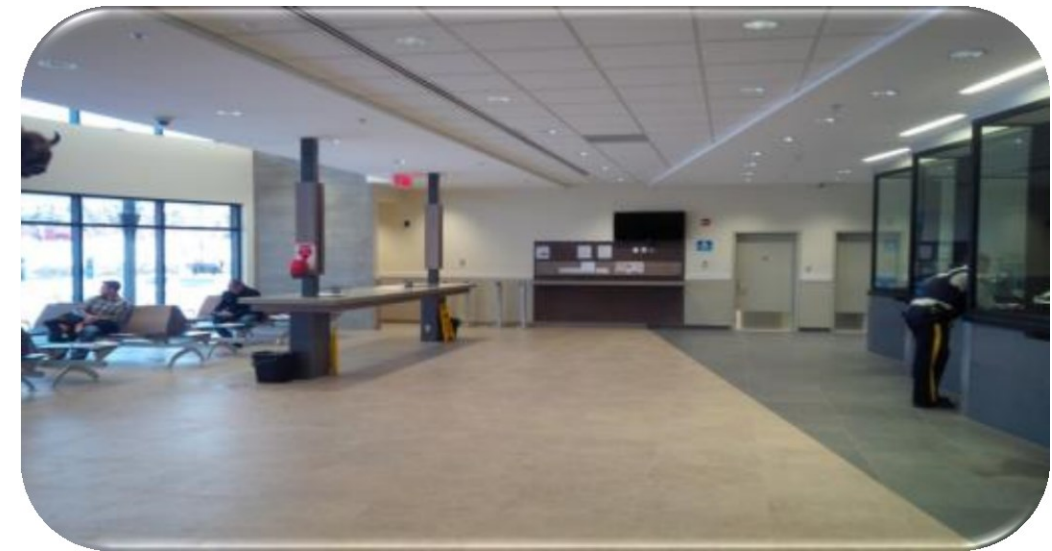
Construction on the expansion of the RCMP building began in June 2014 at a value of \$18,273,851. The work is scheduled to be completed December 2016, and will be occupied in the new year. The expansion and renovation of the RCMP building included:

- New lobby and entrance – completed and now occupied
- New 3 storey office tower addition – completed and now occupied
- Renovation of existing building is ongoing and to be completed by December 22, 2016

RCMP Building Expansion



Interior of facility



Legislative & Legal Services Relocation



Exterior of facility

Legislative & Legal Services Relocation

Construction
Management

Project Value	\$1,922,000	Architectural Firm	IBI Group
Contractor	Clark Builders	Construction Method	Construction Management
Design Start	October 2014	Design Complete	May 2015
Construction Start	July 2015	Construction Completion	March 2016

Project Status

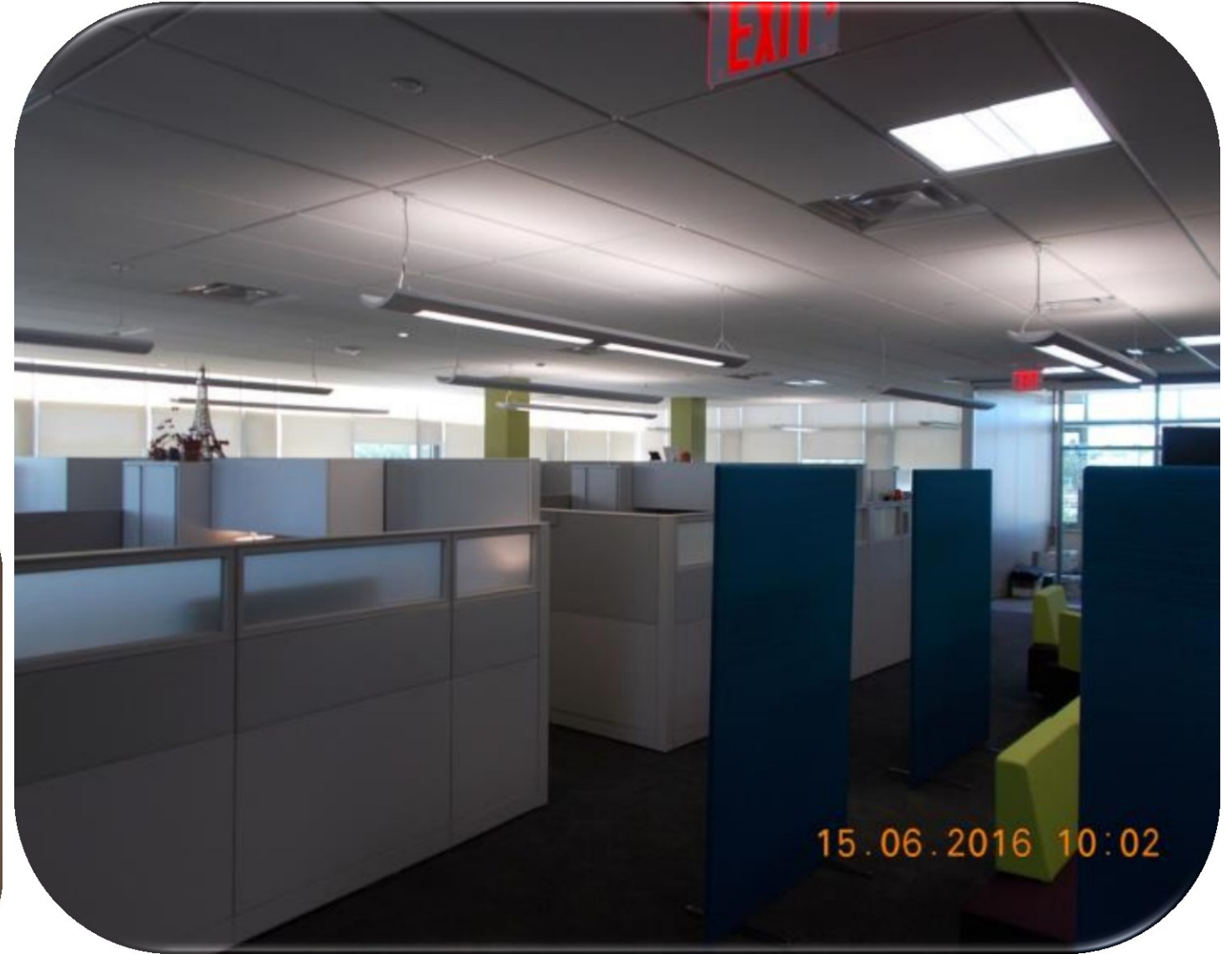
- Project Scope
- Project Budget
- Project Schedule

Complete Community Centre 3rd Floor
East and relocate Legislative & Legal Services
Project is in budget
LLS move date was April 17

Legislative & Legal Services Relocation



Completed interior of facility



Projects In Construction Phase

- County Hall 2nd Floor
- CITP Public Parkade

County Hall 2nd Floor Renovations



Exterior of existing facility

County Hall 2nd Floor Renovations

Construction
Management

Project Value	\$6,279,208	Architectural Firm	IBI Group
Contractor	Clark Builders	Construction Method	Construction Management
Design Start	January 2014	Design Complete	May 2015
Construction Start	October 2015	Construction Completion	Q2 2017

Project Status

- Project Scope
- Project Schedule

Interior renovations to 2nd floor. Scope changed due to higher growth rates than predicted. Project is in budget.

Second floor east end construction has started. Construction to occur in three phases.

County Hall 2nd Floor Renovations



Current interior of facility



CITP Public Parkade



Site of future facility

CITP Public Parkade

Purchase
Agreement

Project Value	\$19,776,000	Architectural Firm	n/a
Contractor	Salvi Group	Construction Method	Purchase Agreement
Design Start	January 2014	Design Complete	Fall 2015
Construction Start	Fall 2015	Construction Completion	Q4 2017

Project Status

- Project Scope
- Project Budget
- Project Schedule

Construction of under ground municipal parkade.

On budget.

Construction proceeding through Salvi Group.

Projects in Design/Planning Phase

- Kinsmen Pool Modernization
- County Hall Main Floor
- SPSY
- Transit Bus Barns

Kinsmen Pool Modernization

(Open Space and Recreation Facility Strategy)



Site of existing facility



Kinsmen Pool Modernization

(Open Space and Recreation Facility Strategy)

Project Value	\$93,000	Architectural Firm	ATB Architects
Contractor	TBD	Construction Method	TBD
Design Start	March 2016	Design Complete	Fall 2016
Construction Start	TBD 2017	Construction Completion	TBD

Project Status

- Project Scope
- Project Budget
- Project Schedule

Schematic design of kid's and whirlpool filter systems & space, and addition of family change rooms.

On budget.

On schedule, RFP for consultants.

County Hall Main Floor Renovation Design



Existing interior of facility

County Hall Main Floor Renovation Design

Construction
Management

Project Value	\$650,000	Architectural Firm	TBD
Contractor	TBD	Construction Method	Construction Management
Design Start	January 2016	Design Complete	Fall 2016
Construction Start	Fall 2017*	Construction Completion	Spring 2019*

Project Status

- Project Scope To design interior renovations for main floor.
- Project Budget On budget.
- Project Schedule Design to be completed by end of Q4, 2016.

*Pending further 2017 capital budget approval.

SPSY Facility Planning



Site of existing facility



SPSY Facility Planning

Project Value	\$630,000	Architectural Firm	TBD
Contractor	TBD	Construction Method	TBD
Design Start	March 2016	Design Complete	Fall 2016
Construction Start	TBD	Construction Completion	TBD

Project Status

- Project Scope
- Project Budget
- Project Schedule

Functional design of SPSY to Accommodate growth and current operations requirements.

On budget.

Project planning to be complete by Q4, 2016.

Transit Facility Planning



Site of existing facility



Transit Facility Planning

Project Value	\$700,000	Architectural Firm	Stantec
Contractor	TBD	Construction Method	TBD
Design Start	April 2016	Design Completion	Fall 2016
Construction Start	TBD	Construction Completion	2020*

Project Status

- Project Scope
- Project Budget
- Project Schedule

Functional program design of Transit Bus Barns to accommodate growth and current operations.

On budget.

Functional program to be completed by end of Q4, 2016.

Facility Life Cycle Overview

Current Infrastructure

- Current facility area at the end of 2015
 - 1,824,333 sq.ft with a asset value of \$323,908,301
- In 2016 Strathcona County will add an additional
 - 126,108 sq.ft or 7% growth with an asset value increase of \$80,982,808
- For a total area of
 - 1,950,441 sq.ft with an asset value of \$404,891,109
- Over the last 15 years county facilities have grown by
 - 1,033,304 sq.ft or 130% growth with an asset value increase of \$256,848,880 or 383%

Facility Life Cycle Overview

2016 Project Activity

Ongoing and new life cycle projects in progress that are part of this fund:

- RCMP HVAC modernization, roof replacement & fire systems – in progress
- GARC modernization – in progress
- County Hall modernization – in progress
- KLC kids & whirlpool hydrology – in progress
- Millennium Place pool lighting – in progress
- SPSY HVAC modernization – in progress
- County Hall roof – to start in 2016
- Fire Hall 2 roof – to start in 2016
- Transit Operations mechanical modernization – on hold pending functional program
- Ardrossan DHW / Zamboni Water Improvements – in progress

Questions?

