

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. CAO-2019-0050

**FOR THE CONSIDERATION OF
COUNCIL**

NOVEMBER 20, 2019

SUBJECT: REPLACEMENT CIVIC CENTRE CONCEPT DESIGN

1. RECOMMENDATION:

- 1. That Council receive Report No. CAO-2019-0050 prepared by the Office of the CAO dated November 20, 2019 respecting the Concept for the Replacement Civic Centre.**
- 2. That Council endorses the attached concept design, "Community Courtyard Concept" and be made aware that the project team is proceeding with the Schematic Design Phase in order to maintain progress.**
- 3. That Council be advised that the Steering Committee recommend the project team explore an additional Site and Road Works and Prepare a Master Plan to integrate the Replacement Civic Centre with adjacent recreational activities and site amenities not included in the 2016 accommodation report.**

2. PURPOSE:

To provide Council with an update on the public consultation and design progress of the Replacement Civic Centre facility that has followed the August 14, 2019 resolution on site selection and decision to demolish the Civic Centre building after reallocation to the Replacement Civic Centre building. In addition, the steering committee and design team are seeking Council endorsement of the concept design "Community Courtyard" of the Replacement Civic Centre with go forward exploration of an additional Site and Road Works and prepare a Master Plan to integrate the Replacement Civic Centre with adjacent recreational activities and site amenities not included in the 2016 accommodation report.

3. BACKGROUND:

In 2016, the Town consultant provided Council with multiple options related to the Civic Centre property. Option 2A, included a complete retrofit, which would be done by building the addition first, and moving certain services or a complete wing to the new addition, while repairing the new vacant wing. Option 2B proposed to move the administration to a temporary location in conjunction with a full building renovation. The next related option was identified as Option 5 for a "stand-alone" building.

Council approved the construction of a “stand-alone” Replacement Civic Centre building to be located on a suitable site within the present Civic Centre property. While the re-adaptive and re-use of portions of the current Civic Centre facility is not impossible, it is unlikely to provide a financially and functionally viable long-term solution to address the future needs of the Town. For instance, the stand-alone facility may outperform the retrofit/expansion options, as it will provide but not limited to the following:

- Flexibility for future use, partnership and expansion;
- Increased space efficiency;
- Enhanced environmental system sustainability;
- A flat roof that allows a standard HVAC system;
- Lower operating cost, energy efficient heat, hydro, and water;
- Easily meet current legislative requirements, such as AODA;
- Provide functional design for municipal use, floor and shape optimization;
- Reduce structural limitations;
- Provide a healthy and fully accessible building and work environment, leading to increased productivity;
- Avoid costs associated with multiple moves and provide the public with a more convenient experience;
- Avoid work, service or business interruption;
- Provide dedicated public and staff areas;
- Accommodate potential/future partnership; and
- Augmentation of building service areas.

In addition, the re-adaptive and re-use of portions of the current Civic Centre facility may also unlikely provide a financially viable long-term solution to address the future needs of the Town. As per the 2016 Strategic Accommodation report, the investments associated with a “stand-alone” build versus a retrofit/expansion option were within 2% when considered over a 30-year period:

- Upfront capital cost;
- Maintenance cost;
- Operation cost; and
- Interest on capital borrowing.

4. ANALYSIS:

Concept Phase Summary

During the concept development phase of the project, three distinct architectural concept options were presented to the Town Technical Advisory Committee, Steering Committee, staff and the public. Each option included a site plan, program diagrams, building floor plans, sections, elevations and renderings/artistic visualizations. Based on the information received and feedback from the Steering

Committee, Technical Advisory Committee and input from the public, "Community Courtyard Concept" was selected (refer to attachment).

Concept Selection

Following the selection of "Community Courtyard Concept", further development has occurred on the project. Emphasis has been placed on the building siting and the arrangement of internal program groups. The development of the project is being shaped by the input received from the Town of Georgina Technical Advisory Committee and the Steering Committee.

Public Input Sessions No.01 and No.02

As of October 2019, two (2) Public Input Sessions have been held to gather public input and to provide community awareness of the project.

The first session held on May 28, 2019, was intended to obtain input on community priorities for the Replacement Civic Centre. Approximately 40 community members attended the session.

An online survey was posted on the Town's landing page to facilitate participation for those who could not attend the sessions. Additionally, hard copy surveys were distributed at various locations throughout the Town. For this phase of the public input process, 61 online and 42 hard copy surveys were completed.

The second session was held August 27th, 2019. At the second public input session, the three (3) unique project concepts were presented. At the conclusion of the session, the public demonstrated a preference for the "Community Courtyard Concept". An online survey was posted to generate feedback on the three (3) designs. As a result, 33 community members provided feedback. Approximately 10 community members attended the session.

Themes and recurring comments from both sessions include:

- Multi-purpose spaces that are flexible and functional;
- A welcoming atmosphere for the public;
- Reflect Town's history;
- Quality workspace for Town staff;
- Efficient layouts to minimize the building size; and
- Focus on multi-phase staff growth options, including long-term future growth.

5. RELATIONSHIP TO STRATEGIC PLAN:

PRIORITY 2: "Promote a High Quality of Life" - Healthy, Safe, Sustainable;
Communities - A vibrant, healthy, safe and accessible community;

PRIORITY 3: "Engage Our Community & Building Partnerships" - Communication Engagement, Collaboration & Partnerships;

PRIORITY 4: "Provide Exceptional Municipal Service" - Organizational & Operational Excellence to the residents and other stakeholders.

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial impacts associated with this report. However, through the Schematic Design process, a validation of the original budget cost estimate will be updated based on the actual areas designated for the individual uses, and ultimately progress to a class C cost estimate by the end of 2019, before it returns to Council.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

As part of the Prime Design Architect team's scope of work, a comprehensive community consultation has been undertaken. A Public Input Session and three (3) weeks of an online open platform for visioning and a Public Input Session and two (2) weeks of an online open platform for the design concepts. Corporate Communications continues to deliver messaging about the project through various avenues including the landing page, social media, curbex signs, etc.

8. CONCLUSION:

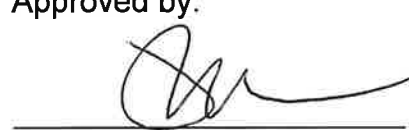
The Project Team has been working hard to come up with the most cost-effective and flexible interior layout as well as a well-integrated site to accommodate current and future needs. It is recommended that Council endorse all of the work to date and continue to support the development of the Post Schematic Design for the REPLACEMENT CIVIC CENTRE. There will continue to be checkpoints with Council and frequent participation and oversight of the Steering Committee.

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