



Staff Report for Decision

DATE OF MEETING SEPTEMBER 16, 2020
AUTHORED BY POUL ROSEN, DIRECTOR, ENGINEERING
SUBJECT PUBLIC WORKS FACILITY UPGRADES

OVERVIEW

Purpose of Report

To provide Council with background on the status of the Public Works facility, and present options for further consideration.

Recommendation

That the Finance and Audit Committee recommend that Council allocate \$200,000 from the existing 2020 - 2024 Financial Plan to further develop an architectural concept and cost estimate for renewal of the Public Works facility.

BACKGROUND

The City of Nanaimo Public Works Yard at 2020 Labieux Road consists of eight primary buildings on a 4.8 Hectare site, as well as a number of secondary structures and facilities. The majority of the original buildings were built in the 1960's, have exceeded their expected useful life, and no longer provide the utility, security or space needs of the organization. In addition, given the age of the buildings, seismic design when constructed, would have been incidental at best. This has implications for both Staff safety during an earthquake, and post disaster usability. Public Works is deemed an essential service and emergency responder, and it is critical to maintain operations after a major disaster.

The facility is currently the primary workspace, office, shop and storage for the following work units:

Public Works

- Sanitation
- Fleet
- Roads and Traffic
- Water Supply and Distribution
- Wastewater

Engineering

- Project Management Group
- Construction Crew

Finance

- Purchasing
- Stores

To better understand the current opportunities and needs of Public Works, a space needs assessment was completed. That assessment outlined a long term vision for the yard that includes:

- renewal of all the buildings,
- security and controls enhancement,
- space upgrades, and
- potential consolidation of work units from other sites such as, Parks Operations and/or Engineering.

To make potential upgrades manageable and affordable, they have been broken down into phases. The first phase is envisioned to include the:

- fleet maintenance shop,
- refueling facility,
- demo old shop, and
- install temporary trailers for offices.

This first phase would provide the needed space and reliability for fleet maintenance, as well as renew the refueling station and provide additional needed space (although temporary) for offices.

The fleet maintenance shop is where the City repairs or services all vehicles, trucks and equipment, including garbage trucks, fire trucks, heavy equipment, passenger vehicles, tractors, mowers, etc. The shop is not large enough inside to accommodate a number of the bigger vehicles for repairs or maintenance. Also, there isn't enough shop bays (work area) to accommodate the volume of work at times, meaning that mechanics are required to conduct their work outside, potentially in the freezing cold, snow, or blazing sun on some of the larger vehicles. Conducting delicate repairs outside, with cold fingers, is certainly less than ideal.

A seismic evaluation of the shop was completed, and deemed to have a "high" seismic risk on a number of aspects. This has implications for both Staff safety in the shop, and the City's ability to respond to a disaster. From a post disaster standpoint, continuing to sustain the fleet during a response and recovery phase is critical, and may not be possible without the shop in operation.

Detailed condition assessments of each of the buildings and systems, are in process and the findings will be included in future discussions. This will ensure a complete picture of the condition of the facility and will help planning and prioritizing piecemeal upgrades if needed.

The second phase of an upgrade could include the:

- main administration building,
- crew operational space,
- storage, and
- site work.

The third and last phase, includes a number of yard upgrades, including purchasing/stores that would make consolidation of work places possible, enhance security and controls on materials/stores and complete the overall yard vision.

The next steps include:

- refining the scope,
- development of an architectural concept for initial phases, and
- cost estimate.

At this early point in the process, the costs for the project are not simple to predict, and much more refinement is necessary to provide a reliable number. All efforts will be made to ensure that a new facility will meet the current and near future operational requirements, but will be very utilitarian. |

DISCUSSION

To ensure the Public Works facility continues to be able to provide the basis for many of the services the City provides, and that it remains a safe and efficient work environment; it will require significant renewal in the near future. In order to develop a better understanding of the costs associated, it is necessary to develop an architectural concept and cost estimate. This will enable more complete planning and budgeting. |

The cost for the next step in developing the project is expected to be \$200,000. Funding for this can be found within the existing 2020 – 2024 Financial Plan. There is a drainage project that has been cancelled and re-budgeted in a future year.

OPTIONS

1. That Council allocate \$200,000 from the existing 2020 - 2024 Financial Plan to further develop an architectural concept and cost estimate for Public Works.
 - The advantages of this option: it will allow further development of plans for the necessary upgrades to Public Works and provide a clearer picture of the costs.
 - \$200,000 from the existing 2020 - 2024 Financial Plan will be allocated to this project.
2. That Council provide alternative direction to Staff.

SUMMARY POINTS

- Public Works facility is the workspace from which many critical City services are provided, often on an emergency basis.
- The majority of the buildings at Public Works were built in the 1960's, have exceeded their expected useful life, and no longer meet the functional, utility, security or space needs of the organization.
- The next step in the process of renewing the facility is to develop an architectural concept and cost estimate.
- Any potential upgrades to Public Works will have a utilitarian focus.

ATTACHMENTS:

Attachment A – Site Map
Attachment B – Site Photos

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