

## Public Works - Nanaimo Operations Center

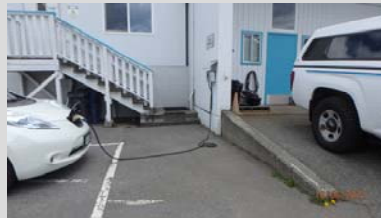


## Current Operational Picture

- **Public Works – 2020 Labieux Road**
  - Approximately 130-150 staff, more seasonally
  - Services include: Sanitation, Roads, Water, Sanitary Sewer, Storm Sewer, Fleet Maintenance, Capital Projects, Purchasing and Stores
- **Parks Operations – 89/91 Prideaux Street**
  - Approximately 20 staff, more seasonally
  - Services include: Turf and Parks, Horticulture, Project Management, Urban Forestry and Facilities
- **Parks Operations Annex – 1151 Nanaimo Lakes Road**
  - Approximately 10 staff, more seasonally
  - Parks Utilities and Trails

## Why?

- Facility Condition
- Resiliency and Emergency Preparedness
- Capacity and Operational Efficiency
- Safety and Security
- Workforce Equity
- Environmental



## Facility Condition

- Original Labieux buildings constructed in 1960's (pre amalgamation)
- Prideaux buildings (previous City PW yard)
- Detailed condition assessments

## Resiliency and Emergency Preparedness

- Seismic Risk
- Departmental Operations Cntr
- Emergency Coordination Cntr



## Capacity and Operational Efficiency

Office space  
Repair Bays  
Crew Muster  
Population Growth



# Safety and Security

Building code

Worksafe BC

Access controls and security

# Workforce Equity

Accessibility

Gender

Equity



# Environmental

Building Energy Use

Washdown and Sedimentation Basin

Fleet electrification



## High level Options Considered

- Upgrade Current Public Works Site
- Purchase Existing Site Nearby to Augment
- Purchase New Lands and Build New Facility





## The Project TEAM

- City Steering committee
- Capex Project Advisory (Business Case and Project Advisory services)
- Kasian Architecture + WSP
- BTY Group (cost estimation)
- Toth and Associates Environmental (Tree Assessment)
- Herold Engineering (Fire Training Tower)



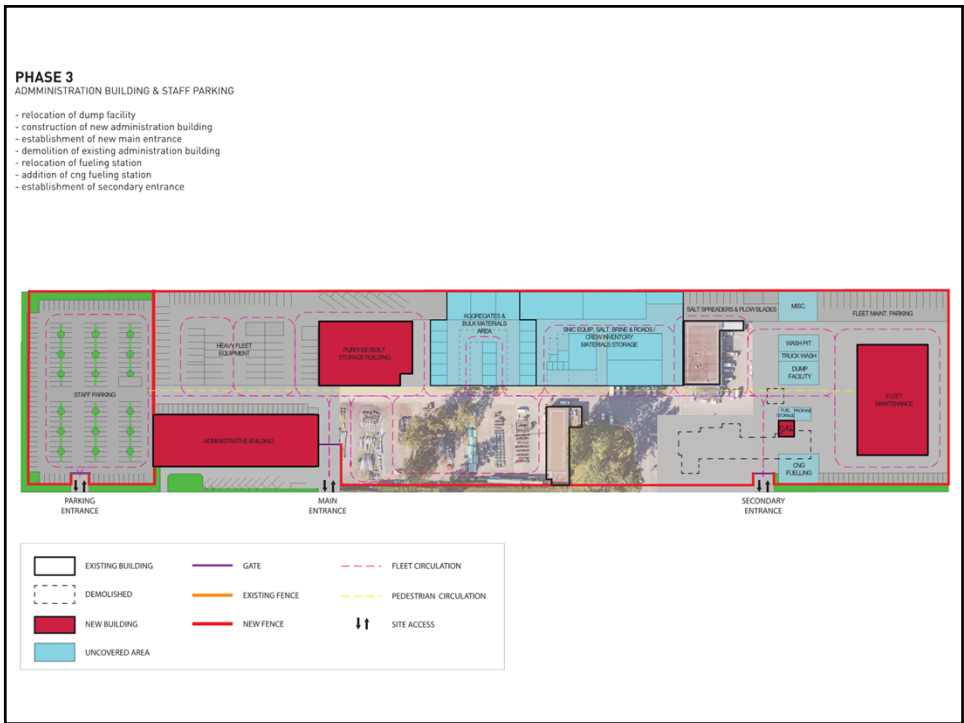
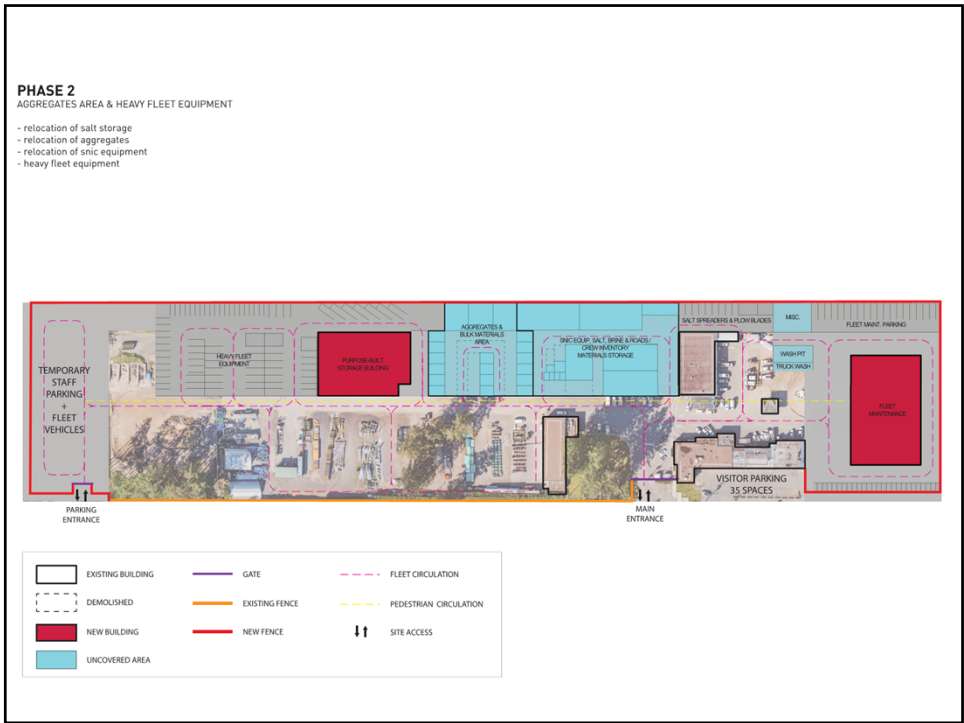
## Nanaimo Public Works Existing Site



**PHASE I**  
FLEET MAINTENANCE AREA & PURPOSE -BUILT STORAGE BUILDING

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- The aerial site plan illustrates the proposed development at 10000 104th Avenue. The plan includes the following features and labels:
- TEMPORARY STAFF PARKING** and **FLEET VEHICLES** area on the left.
  - AGGREGATES BINS** located near the top left.
  - PORTABILITY STORAGE BUILDING** (red building) near the top center.
  - EXISTING BUILDING** (white building) near the top center.
  - DEMOLISHED** area (dashed line) near the top center.
  - NEW BUILDING** (red building) near the top center.
  - UNCOVERED AREA** (blue area) near the top center.
  - MAIN ENTRANCE** (marked with two upward arrows) near the bottom center.
  - VISITOR PARKING 35 SPACES** near the bottom center.
  - WRIGHT TRUCK WASH** near the bottom right.
  - FLEET MAINTENANCE** (red building) on the right.
  - PARKING ENTRANCE** (marked with two upward arrows) on the left.
- Legend:**
- EXISTING BUILDING (white outline)
  - DEMOLISHED (dashed outline)
  - NEW BUILDING (red fill)
  - UNCOVERED AREA (blue fill)
  - GATE (purple line)
  - EXISTING FENCE (orange line)
  - NEW FENCE (red line)
  - FLEET CIRCULATION (dashed pink line)
  - PEDESTRIAN CIRCULATION (dashed yellow line)
  - SITE ACCESS (two upward arrows)









## Fleet Maintenance



## Storage Building



## 89/91 Prideaux – Satellite Operations Yard

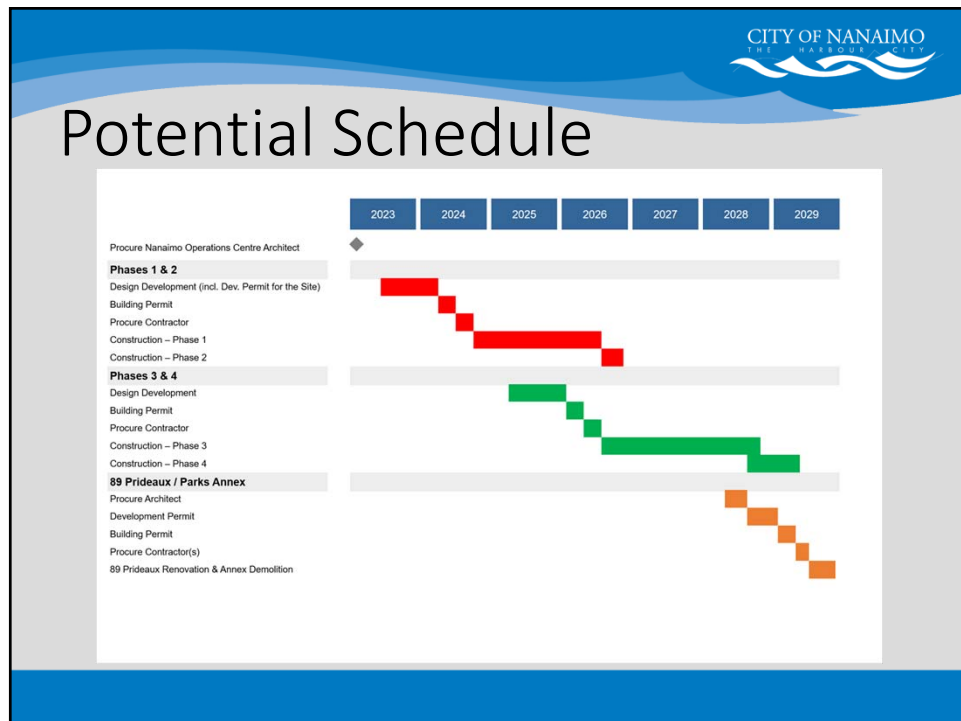
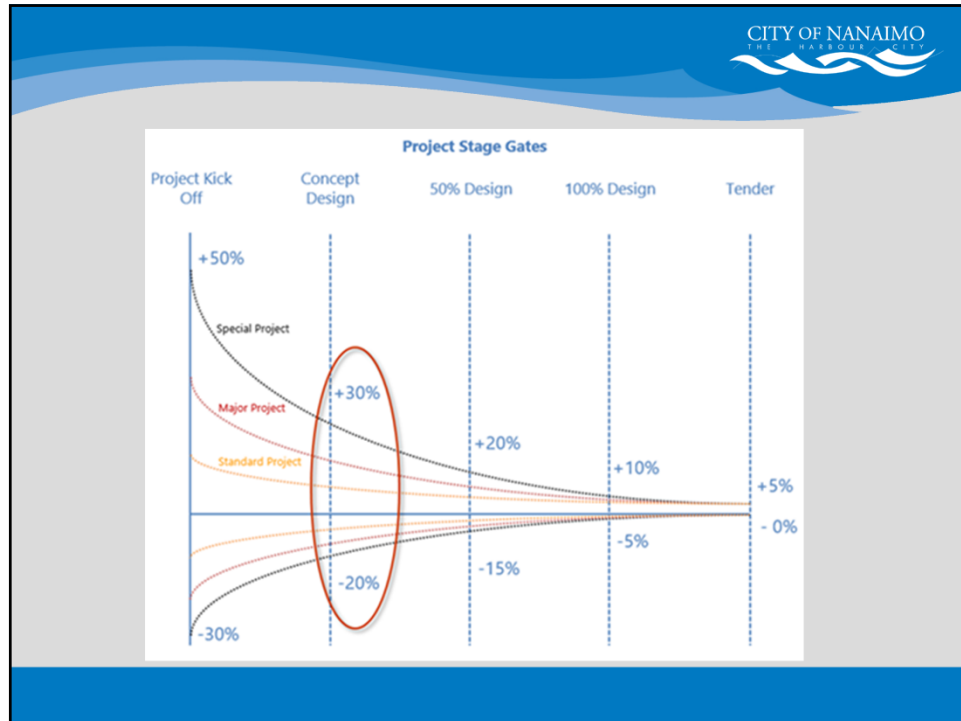
Parks Operations – Turf, Parks and Horticulture

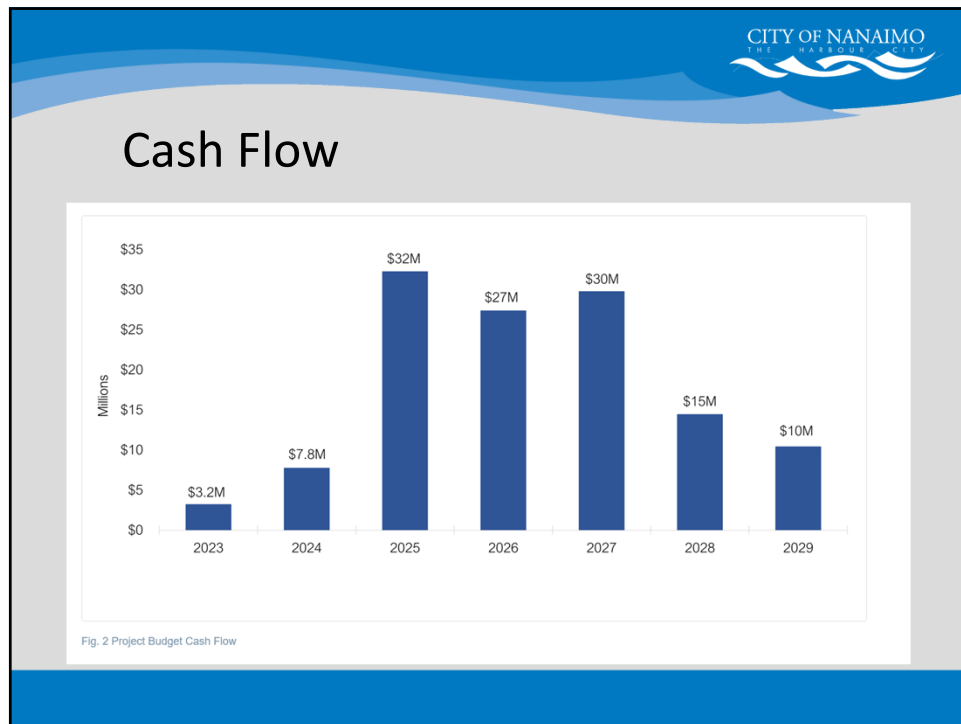


## 1151 Nanaimo Lakes Rd Parks Annex

Parks Operations – Utilities, Trails







CITY OF NANAIMO  
THE HARBOUR CITY

## Conclusion/Next Steps

