

CITY OF NANAIMO  
THE HARBOUR CITY

# Nanaimo Operations Center Phase One Project

May 1, 2023

1

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## City Operations Overview

**Public Works  
Yard History**

Nanaimo's Public Works Yard in 1960s  
Population: Apx. 30,000

Nanaimo's Public Works Yard in 2023  
Population: Apx. 107,000

Fleet Buildings

Admin. Buildings

2

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# City Operations Overview

## Current Public Works Yard Services



Capital Projects	Roads	Water	Drainage
Sanitation	Fleet	Purchasing & Stores	Sanitary Sewers

3

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# City Operations Overview

## Current Operations Facility Challenges



Inadequately Sized Maintenance Facilities

4

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# City Operations Overview

## Current Operations Facility Challenges



Closets and Storage Spaces Repurposed into Workspaces

5

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# City Operations Overview

## Current Operations Facility Challenges



Inaccessible First Aid Room

6

# Nanaimo Operations Centre



## Mission Statement

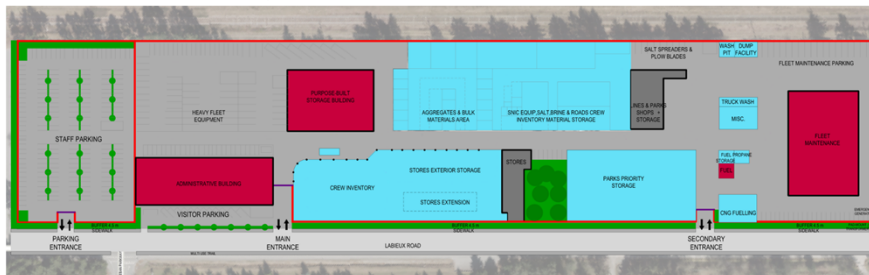
To address the long-standing and increasingly unsustainable health, safety, environmental and operational shortcomings of the site in a fiscally responsible manner.

7

# City Operations Overview



## Future Nanaimo Operations Centre Services

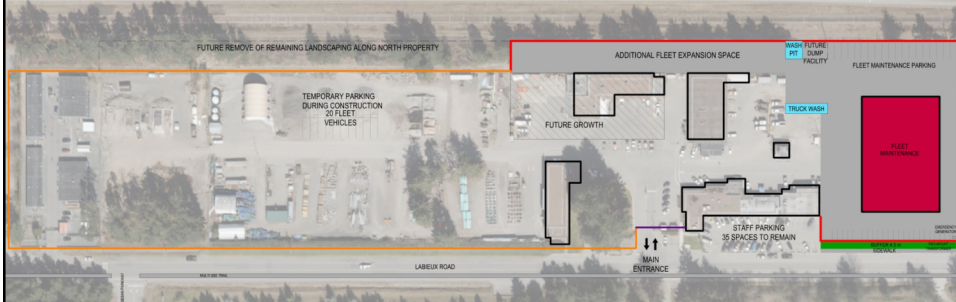


Capital Projects	Roads	Water	Drainage	Facilities Operations
Sanitation	Fleet	Purchasing & Stores	Sanitary Sewers	Park Operations

8

# NOC Phase One

## Foundational Work



Fleet and Maintenance Building

Wash Pit and Truck Wash

Utility Servicing

9

# NOC Phase One

## Stormwater Management



New Stormwater Retention Pond

10

# NOC Phase One



## Fire Rescue Station 2 Training Tower Fuel Conversion



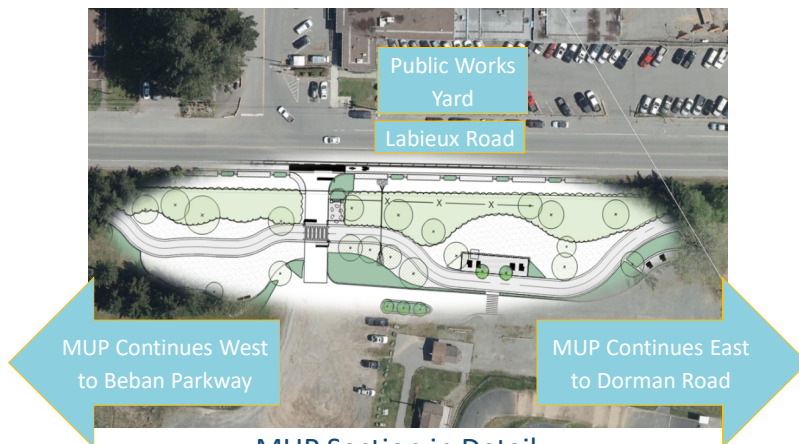
Training Tower Location

11

# NOC Phase One



## Beban Park Multi Use Pathway as Works and Services



MUP Section in Detail

12

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## NOC Phase One

### Beban Park Multi Use Pathway as Works and Services

MUP Completes Circuit Around Beban Park

13

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## NOC Phase One

### Budget Projection Process

#### Forecasting

- Community Needs
- Environmental Needs
- Financial Demands
- Staffing Space Needs
- Equipment Space Needs

#### Designing

- Spaces Responsive to Identified Needs
- Utilitarian Facilities
- Emergency Response Augmentations
- Solutions to Maximize Value

#### Engaging

- All City Workgroups to Contribute Expertise
- Professional Quantity Surveyors
- Project Management Best Practices

(Curved arrows indicate a sequential flow from Forecasting to Designing to Engaging.)

14

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## NOC Phase One

### Maximum Borrowing Projections

<b>NOC Phase One Project</b>			
NOC Foundational Work	NOC Stormwater Management	Fire Training Tower Fuel Conversion	Beban Park Multi Use Pathway
\$40,000,000	\$4,500,000	\$1,250,000	\$2,750,000
<b>Total Maximum Borrowing Required</b>			
\$48,500,000			

15

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## Planned Next Steps

### Alternative Approval Process (AAP)

- ✓ Well Suited for Projects Required to Provide Core Municipal Services
- ✓ Less Costly and Time Intensive Than a Referendum
- ✓ Includes Public Engagement and Consultation

### Planned Schedule

- 🕒 Borrowing Bylaw Brought to Council in June 2023
- 🕒 Public Engagement Through Summer/Fall 2023
- 🕒 AAP in October 2023

16



## Conclusion

- 1960's public works facilities still in use today.
- City's operational needs have grown with the community
- NOC Phase One Project is ready to go
- Recommendation: Proceed to an AAP for the NOC Phase One Project



1957



2019