

# ATTACHMENT C

## NANAIMO OPERATIONS CENTRE PROJECT OVERVIEW

### Project Description

Our current Public Works and Parks Operations Yards are well past their usable lifespan, and no longer suitable to serve our growing community. Now nearly 60 years old, these facilities were originally built to serve a community of less than 45,000 people in 1980. The City of Nanaimo is now over 100,000 people strong and growing.

The Nanaimo Operations Centre (NOC) is proposed to be a utilitarian facility, without frills; basic and fit for purpose intended serve Nanaimo for many generations. This facility is designed with functionality, efficiency, safety, adaptability, and sustainability as priorities.

The project is phased, Phase One includes the following:

- Foundational work including a new fleet maintenance facility, truck wash facilities and underground utility servicing for future phases.
- Green stormwater infrastructure at the Operations Centre and next door at Fire Rescue Station 2.
- Fire Training Tower Fuel Conversion to convert the City's fire training tower from hazardous and environmentally poor wood burning, to an efficient gas system.
- New trail to complete the circular route of trails at Beban Park, in place of an otherwise required sidewalk spanning the length of the Operations Centre.

Future phases include: An Administration building, Storage buildings, Stores and Supply building renovations, and upgrades to Parks, Recreation and Culture facilities.

### Frequently Asked Questions

#### 1. ***Why is the work needed?***

The original Public Works buildings were constructed in the 1960's and then evolved as the City population grew from less than 45,000 in 1980 to over 100,000 in 2021. Much of the additional space was added using construction trailers, which are intended for temporary use.

The original buildings and additions have exceeded their useful life, are seismically vulnerable, and cost a considerable amount to sustain. The mechanic bays are too small to fit some fleet vehicles, including fire and sanitation trucks.

Substantial efforts have been made to accommodate increasing community operational needs by converting unsuitable spaces or adding additional trailer units to create working room. The overall result is a facility that struggles or fails to meet existing operational needs, environmental regulations, as well as building code or accessibility and gender equity requirements.

With the population of Nanaimo expected to be in the range of 126,000-141,000 in 25 years, there will be an increasing demand for services that cannot feasibly be met with the existing facility.

## 2. *What is the cost of the Nanaimo Operations Centre Project?*

The budget for Phase One of the project has been set at \$48.5 Million. This budget consists of separate budgets for each element of the Nanaimo Operations Centre project:

### Nanaimo Operations Centre Budget Projection Details

	NOC Foundational Work	NOC Stormwater Management	Fire Training Tower Fuel Conversion	Beban Park Trail
<b>Construction</b>	\$22,000,000	\$2,700,000	\$775,000	\$1,700,000
<b>Project Delivery:</b> Includes costs for design, insurance, third-party (hydro, tel.) utilities, permitting, etc.	\$6,900,000	\$540,000	\$155,000	\$345,000
<b>Anticipated Escalation:</b> Projected inflation to midpoint of construction	\$5,800,000	\$400,000	\$150,000	\$250,000
<b>Contingency</b>	\$5,300,000	\$860,000	\$170,000	\$455,000
<b>Maximum Borrowing</b>	\$40,000,000	\$4,500,000	\$1,250,000	\$2,750,000

No budget has been set for future phases; however, cost estimates completed previously have suggested the costs could be approximately \$115 Million. Preparing cost estimates that far into the future is problematic, so any sense of the numbers beyond a few years is subject to substantial change.

## 3. *If Phase One moves forward, is the City locked into the future phases?*

No, Phase One has been developed as a stand-alone project knowing that continuing with additional phases will be a decision for the future. However, Phase One addresses only some of the highest priority needs, the administration building in a future phase is also urgently needed.

## 4. *Why fund the project through borrowing?*

The project is an expensive long-term asset that will serve generations to come. To provide intergenerational fairness it is appropriate to spread that cost and impact out over a longer time period.

## 5. *What is expected of the new facility in an earthquake?*

Both the Fleet Maintenance facility and the Administration building will be designed to a “post-disaster” standard as they are facilities that are necessary for the provision of essential services in the event of a disaster. The City will be a key participant in the response to a major event; including the restoration of water, sewer, fire protection and transportation services. Without a functioning base of operations after a disaster, the City may not be able to fulfill its responsibilities.

Other components of the facility or buildings at the site will be built to the normal building code requirements.

**6. *Is there a premium constructing to a post disaster standard?***

Yes, there is an anticipated premium of approximately \$1.8 Million for constructing two post-disaster (the Fleet Maintenance facility as well as the Administration building) rather than 'standard' buildings; however, given the importance of sustaining core City functions in a post disaster scenario, it is well worth it.

**7. *Why Does the Project Include a Trailway in Beban Park?***

All development requires construction of "frontage works and services", which usually consists of a sidewalk, roadworks, and street lighting. The project team felt there was better community value to construct these 'works and services' in Beban Park in the form of a trailway instead of a concrete sidewalk on Labieux Road in front of the current Public Works Yard.

**8. *Why Does the Project Include Fuel Conversion to the Fire Training Tower?***

Smoke from burning wood during training impacts operations staff and their ability to carry out their duties at Public Works. With the Fleet Maintenance facility located near the tower, the problem becomes worse. Also, for fire fighters, conversion to gas reduces the exposure to toxins found in wood smoke and reflects evolving North American standards for training.

**9. *What is the timing of The Project?***

Phase One is expected to take about three years from start to finish. If it starts in 2024, it would be expected to finish around 2027/2028.

Future phases of the NOC Project are expected to lag behind Phase One by several years. The preliminary timeline suggests that it might be ready for detailed design 2027/2028.