

Central Services Centre

FINANCE AND ADMINISTRATION COMMITTEE

March 5, 2009

Jim Davidson
Commissioner of Corporate Services

Purpose

- ❖ Request approval to issue an RFP for the design phase of the Central Services Centre project
- ❖ Authorize staff to retain consultants to finalize all required studies
- ❖ Request approval to consolidate both existing POA Court locations onto the proposed CSC site in Newmarket
- ❖ Authorize staff to review potential options for vacated facilities and develop strategies for planning future phases of development to facilitate intensification of the site

Background

“A Strategic Approach”

- ❖ Strategic Accommodation Plan (SAP), approved by Council on September 22, 2005, established corporate strategy to achieve Regional objectives for service delivery and provide the context for ongoing decision-making relating to Region's land and facilities
- ❖ SAP priority to consolidate older, expensive, leased and owned facilities in Newmarket, including Courts (POA)
- ❖ Better to own than lease over the long term
- ❖ Maximize use of existing landholdings
- ❖ Portfolio should support Regional and local objectives
- ❖ Southern Tier requirements addressed in SAP

Current and Future Space Requirements

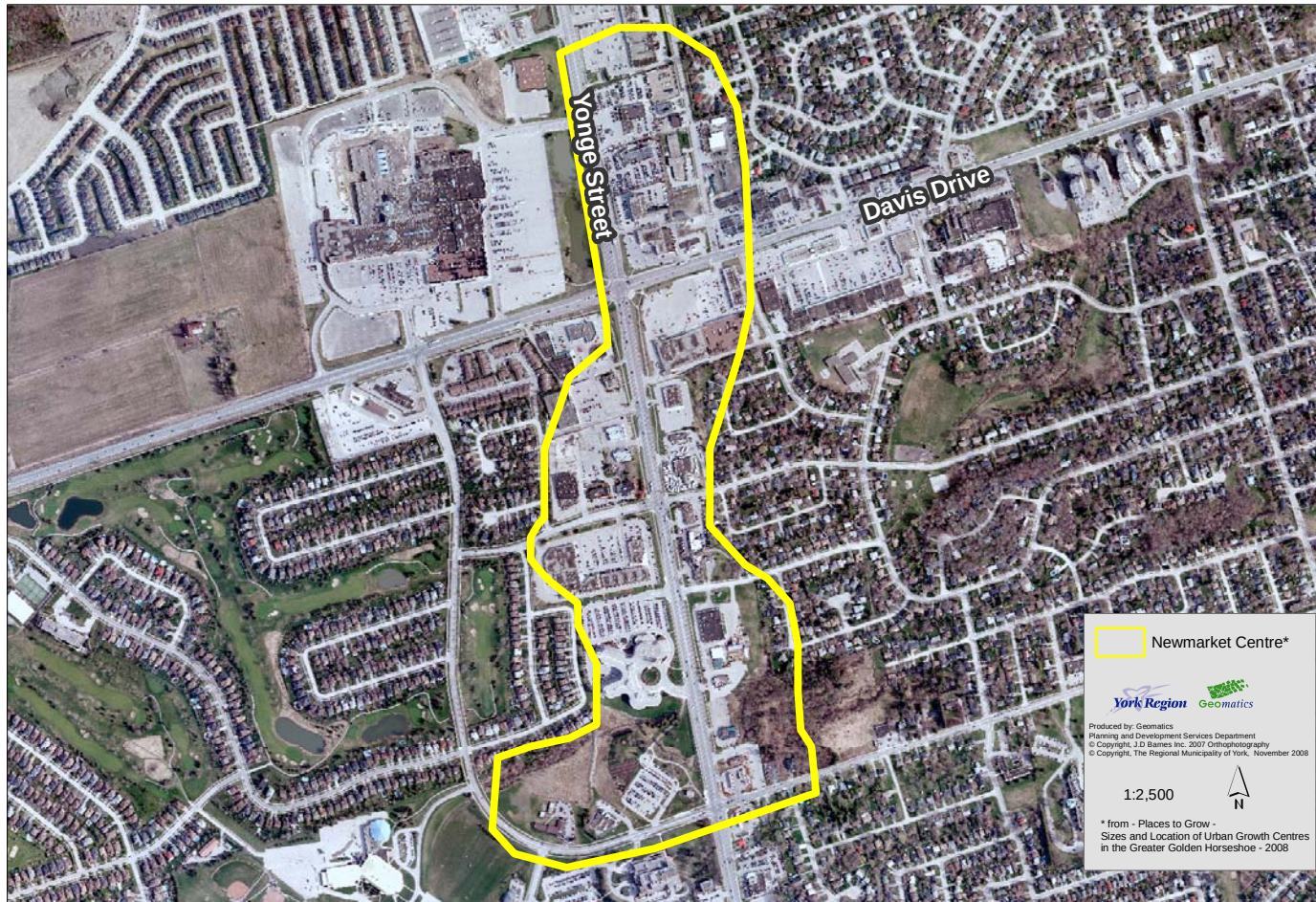
Newmarket Replacement: - 62 Bayview (C&HS) - 22 Prospect St. (C&HS) - 55 Eagle St. (C&HS) - Tannery (Courts and C&HS) - 1091 Gorham St. (Housing) - Newmarket Civic Centre	117,000 sq ft
Growth Estimate to 2017: Including Administrative Centre	94,000 sq ft 59,000 sq ft
Total:	270,000 sq ft

Proposed Location

Central Services Centre



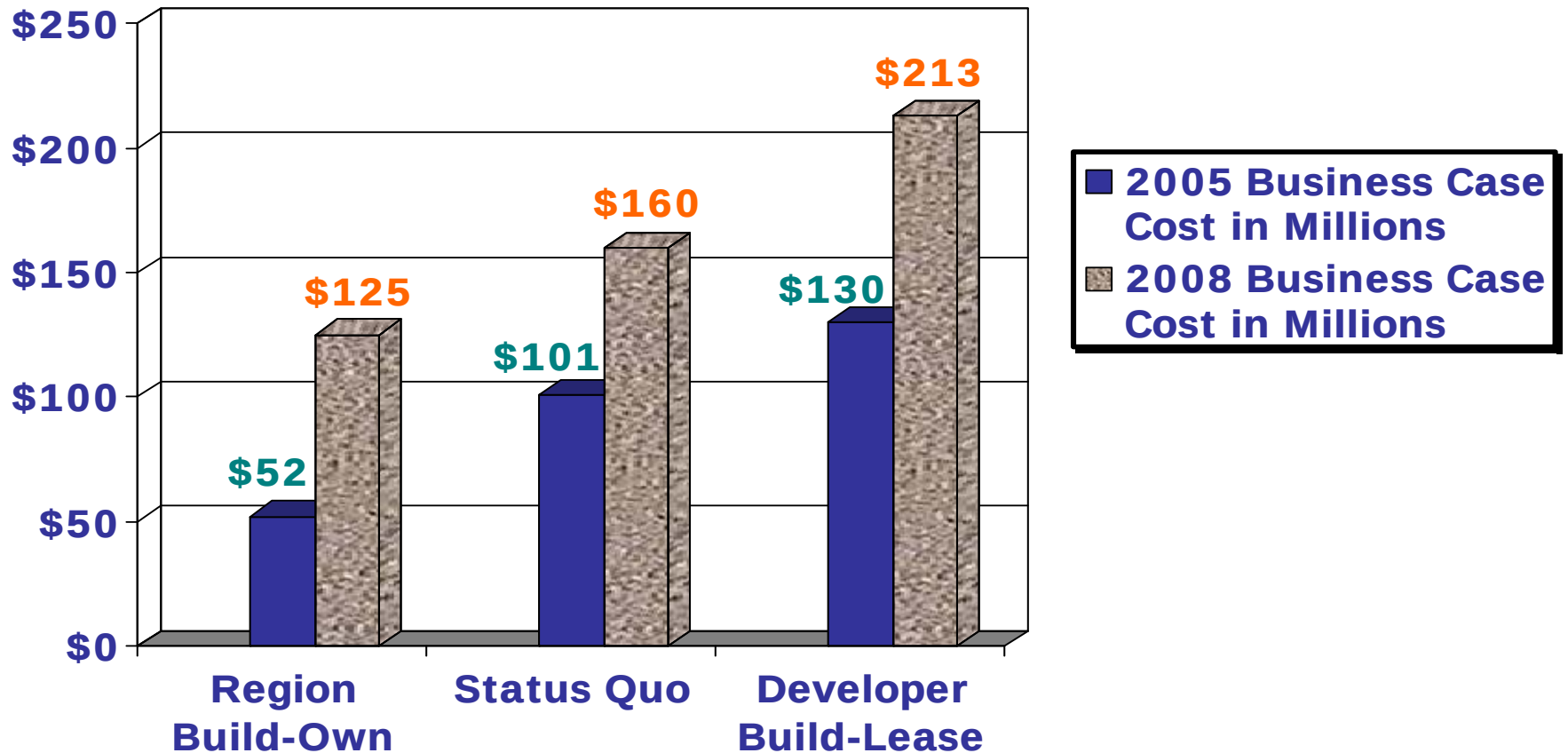
“Newmarket Centre” Lands



Central Services Centre Rationale to Build

- ❖ Business case concludes savings of ± \$35M over 20 years
- ❖ No land purchase costs
- ❖ Eliminates current leasing and rehabilitation costs
- ❖ Supports sustainable building policy- Minimum LEED silver
- ❖ Conforms with both Official Plans & Provincial city building
- ❖ Centralized, sustainable, transit supportive location, improved customer service, functional linkages with AC
- ❖ Public investment serves as catalyst for Regional Centre
- ❖ Provides economic stimulus in current economy
- ❖ Centralized court operations-better service at less cost
- ❖ Improves on-site and downstream flood control

Comparative Business Case



Estimated Project Costs

Concept 1

- ❖ Building Costs:

 - CSC: \$ 57.5M

 - Courts: \$ 12.0M

- ❖ Parking:

 - Underground: \$ 15.4M

 - Surface: \$ 2.1M

 - (Plus site work, road work and allowances) \$ 13.8M

- ❖ Approx. Total Construction Costs: \$100.8M

 - (Plus FFE/IT/financing/permits/contingency/legal-professional fees)

- ❖ Approx. Total Costs for Concept 1: **\$125M**

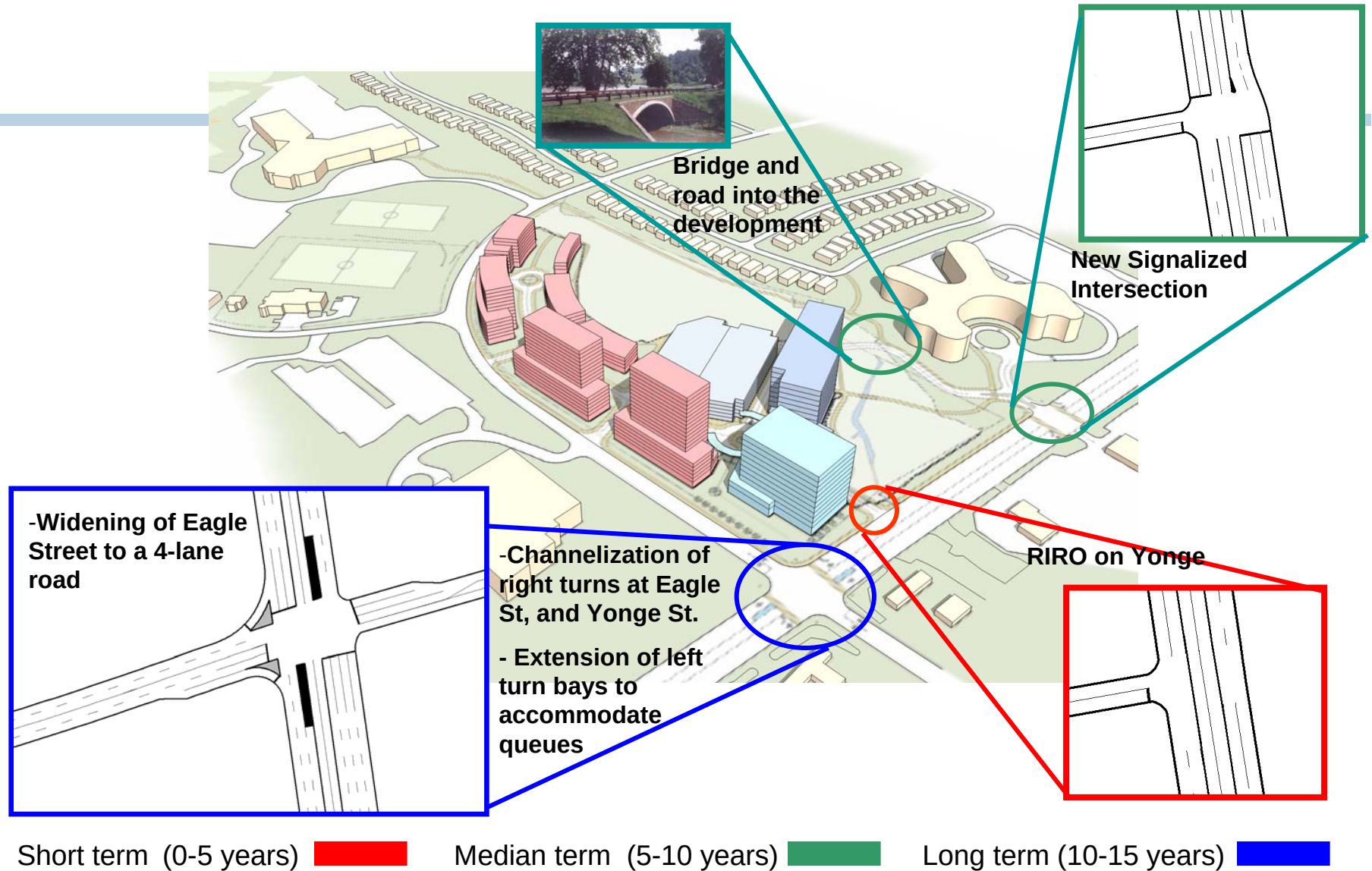
Concept 1- 3D View



Long Term Vision- 3D View



Transportation Infrastructure Upgrades



Central Services Centre

Issues to be Addressed

1. Courts Consolidation: Location/Partnerships
2. Doane House Hospice: Relocation/Integration
3. Long Term Lease: Children's Aid Building
4. Potential Options for Vacated Facilities
5. Future Traffic Monitoring - Eagle/Yonge
6. Storm Water Remediation
7. Phased Development: Future Uses & Timing

Next Steps

- ❖ Issue RFP for Design Phase and retain consulting team to finalize studies
- ❖ Consultation process with Town, stakeholders, including public consultation
- ❖ Confirm court consolidation and location
- ❖ Council Report on Design Options and Tender authorization-Q1 2010
- ❖ Construction: Spring 2010-2012

Approvals Requested

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- ❖ Retain consultants to finalize all required studies
- ❖ Consolidate both existing POA Court locations onto the proposed CSC site in Newmarket
- ❖ Review potential options for vacated facilities and develop strategies for planning future phases of development to facilitate intensification of the site

Questions?

