

project management services | commercial | retail | industrial | residential | recreational & arts | multi-purpose

The logo for PIVOTAL features the word "PIVOTAL" in a bold, white, sans-serif font. The letter "O" is replaced by a green circular icon with a white center and a horizontal line through it, resembling a target or a pivot point. The logo is set against a solid red rectangular background.

**PIVOTAL**

# Town of Georgina

## Strategic Accommodation Options Plan Interim Update to Council

October 5<sup>th</sup> 2016

Presented to:

### Ideas Building Results

Today's Objective:  
Provide an interim update to  
Council

Obtain feedback on:

- Options being analyzed
- Evaluation criteria to be used

# WORKING TOGETHER: SCHEDULE

			AUGUST			SEPTEMBER				OCTOBER				
			17	22	29	5	12	19	26	3	10	17	24	31
			1	2	3	4	5	6	7	8	9	10	11	12
<b>1 MOBILIZATION</b>			█	█										
<b>2 ORGANIZATIONAL NEEDS</b>														
	Functional program				█	█	*							
	Evaluation criteria				█	█	*							
<b>3 DEVELOP OPTIONS</b>														
	Identify options				█	█	█							
	Develop options							█	█					
	Evaluate options									█	█	*		
	Preferred option												█	
<b>4 REPORT</b>														*

## GENERAL ASSUMPTIONS

1. “Apples and apples” comparison
2. 30 year term of analysis
3. Customer service strategy will address increased points of service (decentralization), and will apply to all options
4. Short term growth pressures to be addressed in all options
5. Procurement strategy for the best option will be addressed after the preferred solution is identified
6. Financing strategy is a separate decision

## OPTIONS ANALYSIS

### EXISTING BUILDING

- |    |   |
|----|---|
| 1. | Hold steady                             |
| 2. | Renovate and expand existing building   |
| A. | Partial occupation through construction |
| B. | Vacate building into swing space        |

### NEW BUILDING

- |    |  |
|----|--|
| 3. | Existing ROC Site                                      |
| 4. | Third-party owned site - (e.g. Keswick Business Park): |
| A. | Purchase and build                                     |
| B. | Build-to-suit for lease                                |
| 5. | South Keswick (co-locate with MURC)                    |

**SHOULD ANY OPTIONS BE ADDED OR REMOVED?**

This is a future focused decision.

Drivers for the future include:

- Population and economic growth
- Customer service
- Changing technology
- Costs control, viability, affordability

# EVALUATION CRITERIA

## Major Objectives:

1. A healthy, safe, secure and accessible workplace
2. Improved technology tools
3. Meets functional needs of staff, improves productivity and wellness
4. Meet future growth needs
5. Excellence in customer service:
  - Easy access and accessibility, welcoming environment for visitors
  - Optimal design for staff
6. Foster a culture of collaboration, transparency and flexibility

## Secondary Objectives:

7. Right location to serve the community
8. Demonstrate environmental stewardship

## Other Considerations:

9. Demonstrate long-term thinking and stewardship of public assets
10. Being a symbol of civic pride
11. Demonstrate confidence in Georgina's economic future

**ARE WE MISSING ANY CRITERIA? SHOULD ANY BE REMOVED?**

Thank you. Questions?

