

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA ADDENDUM

Wednesday, January 31, 2018
7:00 PM

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Chief Administrative Officer:

- (D) Capital Initiatives Progress Report
Pefferlaw Fire Hall – Station 1-8 Report No. 1

Report No. CAO-2018-0002

Recommendation(s):

1. That Council receive Report No. CAO-2018-0002, prepared by the Executive Director, Capital Initiatives (A), Office of the CAO, dated January 31, 2018, respecting Progress Report No. 1 for Pefferlaw Fire Hall – Station 1-8;
2. That Council approve the preferred project design, being the Design Option 1 - Updated, as included in architect's presentation of December 13, 2017, and presented as "Attachment 1" of this report;
3. That Council approve the formation of the Project Liaison Committee (PLC) to participate in the regular project meetings, for information purposes as outlined in section 4.6 of this report;

Additional Information

- Additional Information on Roof Type Options for the Pefferlaw Fire Hall, Station 1-8, suggesting an additional Recommendation to Report No. CAO-2018-0002
4. That Council approve the PFH project design to proceed with a "Flat Roof" as previously recommended by the Project Architect.



GEORGINA

Interoffice Memorandum

To: Mayor and Council
From: Marc Pourvahidi
cc: Winanne Grant, Ron Jenkins, John Espinosa
Date: January 26, 2018
Re: Addendum Memo – January 31, 2018 -Report No. CAO-2018-0002
Additional Information on Roof Type Options – Pefferlaw Fire Hall – Station 1-8

This information memo is provided to Council, as a follow up to the discussions/comments at the Budget Meeting with respect to the roof type options for the Pefferlaw Fire Hall (PFH) – Station 1-8 project.

NEW/ADDITIONAL RECOMMENDATION:

- 4. That Council approve the PFH project design to proceed with a “Flat Roof” as previously recommended by the Project Architect;**

PURPOSE:

This addendum memo is prepared to provide additional information with respect to roof type options and respective analysis, and seek Council’s approval of the recommended flat roof option, so that the project can proceed in accordance with the proposed schedule.

BACKGROUND:

Council at the budget deliberation meeting of January 23rd and January 24th, 2018, discussed the roof type options and received comments to consider a sloped roof for the Pefferlaw Fire Hall project.

As there is a very small window of time to make these decisions early in the design process, and in order to maintain the current/proposed project schedule, staff

immediately followed up with the Project Architect on the two specific options, being; a) Flat Roof (original design), b) Sloped Roof (presented as Supplementary Attachment 1) and have concluded that the Flat Roof is the preferred option for his project.

ANALYSIS:

While the sloped roof is considered a viable option, it is mostly used for residential properties. The non-residential sector (Commercial/Industrial) commonly uses the flat roof, mainly due to space limitations and site restrictions usually present in their design.

In some respect, the PFH is also a very unique project with site limitations as the proposed design is incorporating an old building while building the new addition on a relatively small land. This combination has created certain challenges with respect to the "heating, ventilation and air conditioning - HVAC", Lot Grading and the storm water collection for the project. The summary of pros/cons are as follows:

Flat Roof	Sloped Roof
Pros:	Pros:
Higher energy efficiency	Longer Life Expectancy
Lower initial construction cost	Lower on-going maintenance cost
Provides add'l space for HVAC Equipment	More affordable in long-term
Efficient Storm Water Collection	Better resistance towards inclement weather
	Easier/simpler inspection
	Potential attic space (likely unusable)
Cons:	Cons:
Slightly Shorter Life Expectancy	Storm-water collection complications (Major!)
Slightly higher on-going maintenance cost	Add'l ground space required for HVAC equipment (Major!)
	Higher initial construction cost (~ \$100K)
	Add'l Sprinkler System required in the attic
	Over shadowing/over powering the old building

In addition, while staff do not believe the change to a sloped roof will cause a major public concern, Council is only reminded that design presented at the public consultation meeting, was showing a flat roof.

FINANCIAL AND BUDGETARY IMPACT

The project architect has done a preliminary estimate on the sloped roof and has advised that, in the event the roof design is switched over to a sloped roof, the project cost will rise by approximately \$100,000.

Staff are also working with the Town's Accessibility Advisory Committee (ACC) reviewing and discussing a need for an elevating device for this project. If no elevating device was required, the additional cost related to the sloped roof can still be accommodated within the present approved budget. However, if an elevating device is needed, the total estimated project will most likely rise to slightly over \$4M (\$4,020,000), which is over the approved budget.

CONCLUSION:

The proposed/revised project schedule as presented in section 4.5 of the main report, is lean and efficient. As such, it is recommended that Council receive and approve the new/additional recommendation included in this memo, so that staff can proceed with the design drawings and be ready for the construction tender process.

Prepared by:



Marc Pourvahidi

Executive Director, Capital Initiatives (A)

Recommended by:



Ron Jenkins, Fire Chief

Fire & Rescue Services

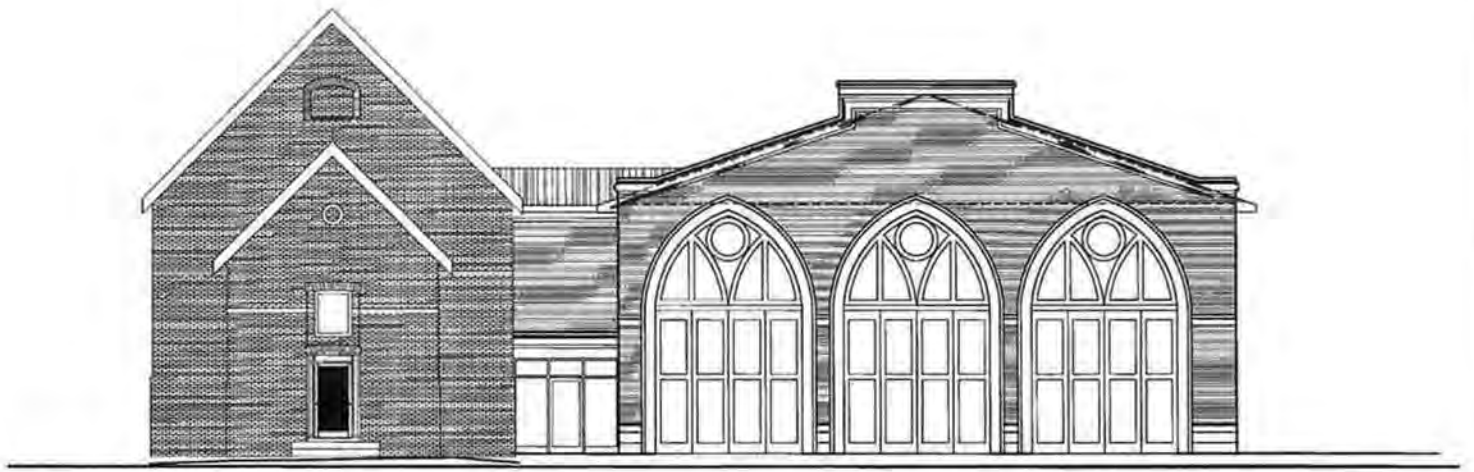
Approved by:



Winanne Grant, B.A., AMCT, CEMC

Chief Administrative Officer

Supplementary Attachment 1: Revised Project Concept Design with a "Sloped Roof"



Supplementary Attachment "1"

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