

# *Integrated Transit / Fleet Garage Project*



Operations Committee Presentation  
January 21, 2013



# *Outline*



- Purpose and Summary
- Background
- Overview of Project
- Next Steps

# *Purpose*



Update on Status  
Opportunity for Discussion  
Explain Next Steps

# Summary



Project Milestone  
Tender Subject to Council  
Comprehensive Design Process  
Investment - Energy Savings;  
Operations and Life Cycle  
Benefits



# *Background*



- Reached Useful Life
- Facility Scheduled for Upgrades
- Operations Reviews – Combine Fleet and Transit

# *Background*



- 1160 Lorne Street – Fall 2010
- Preliminary Assessment for Suitability – Functional Fit

# Background



- Council Authorizes Purchase
- \$4.9 Million
- Established Preliminary Financial Plan



## PROJECT TEAM

- Infrastructure Department
- Growth and Development Department
- IBI Team partnered with Perry & Perry
- Turner & Townsend cm2 Inc.



## TEAM SUPPORT

- Finance Department
- Chief Administrative Officer





# Comprehensive Project Approach

Review Existing  
Reports

Site Specific  
Investigations

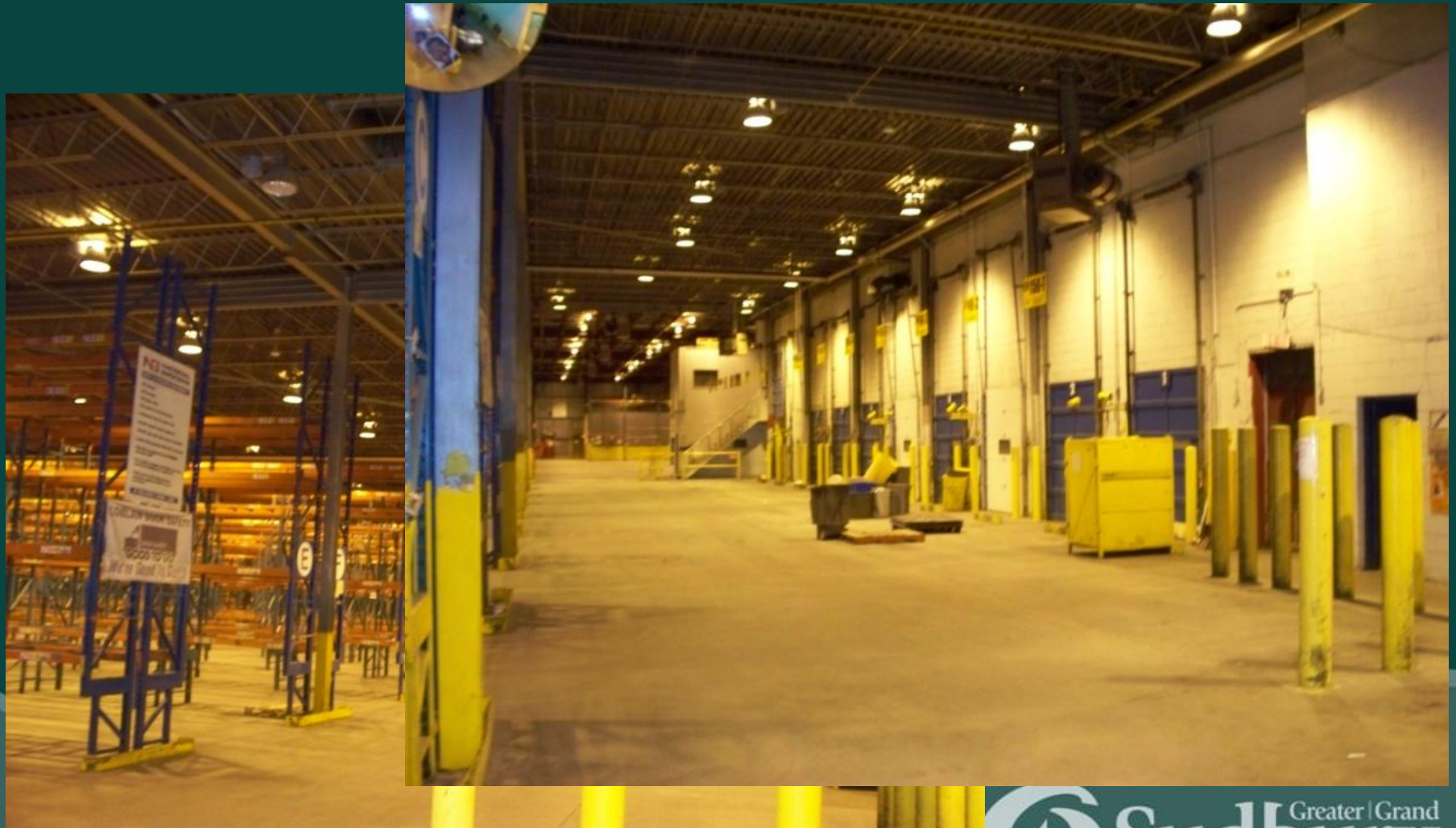
Conceptual  
Design

Functional  
Requirements

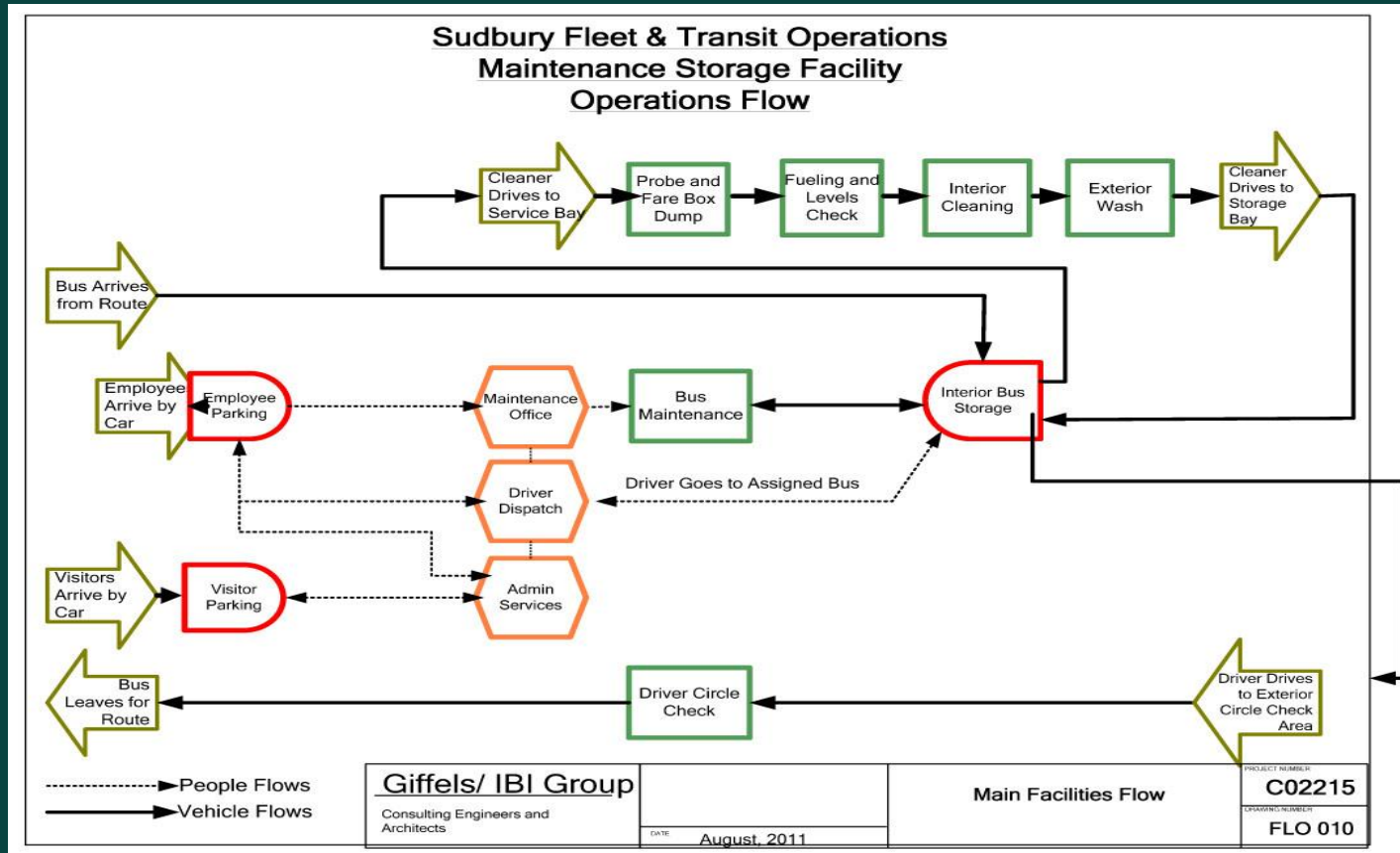
Detailed Design

Construction  
Drawings

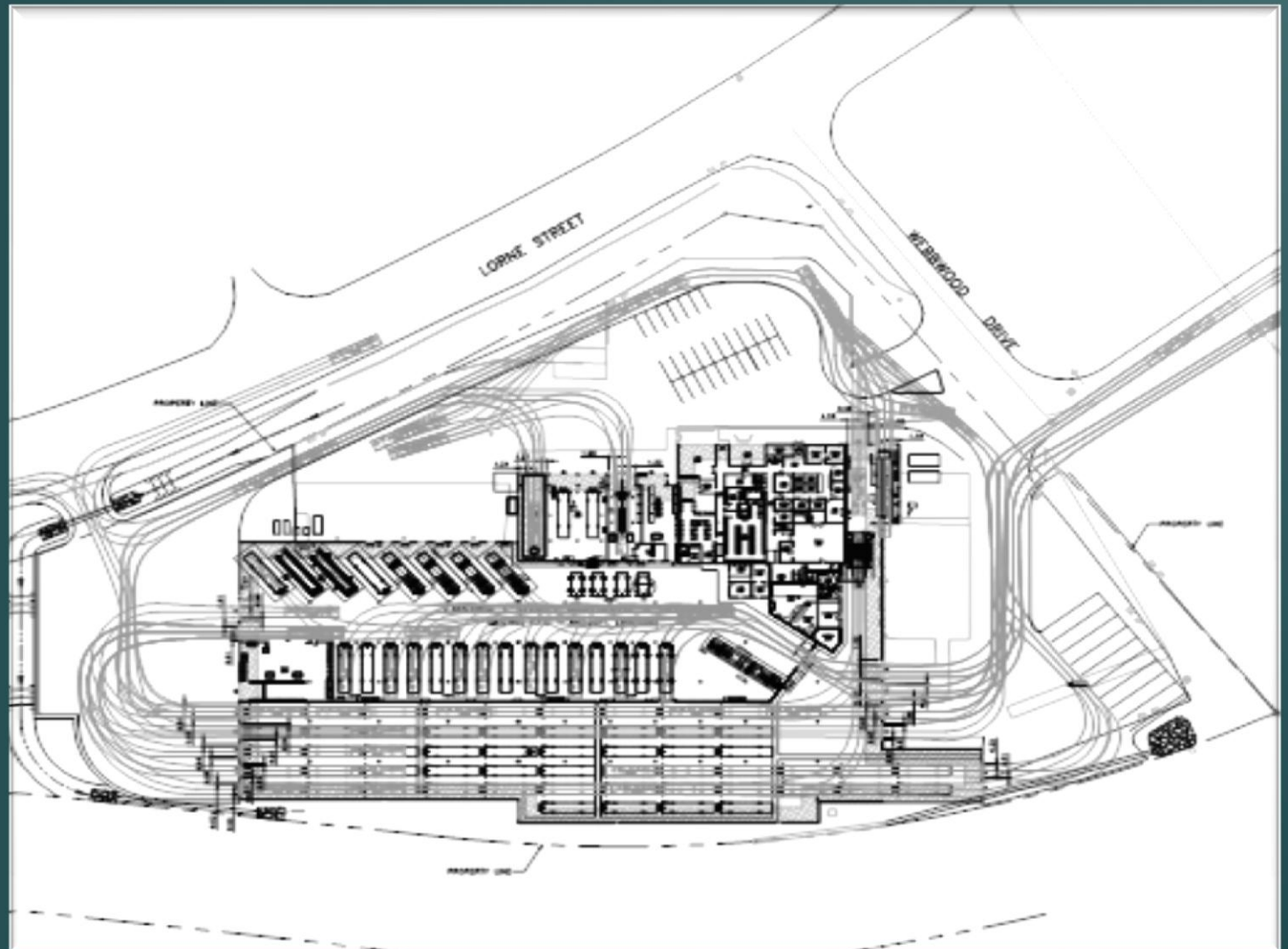
# Assessment of Existing Conditions



# Work Flow Considerations

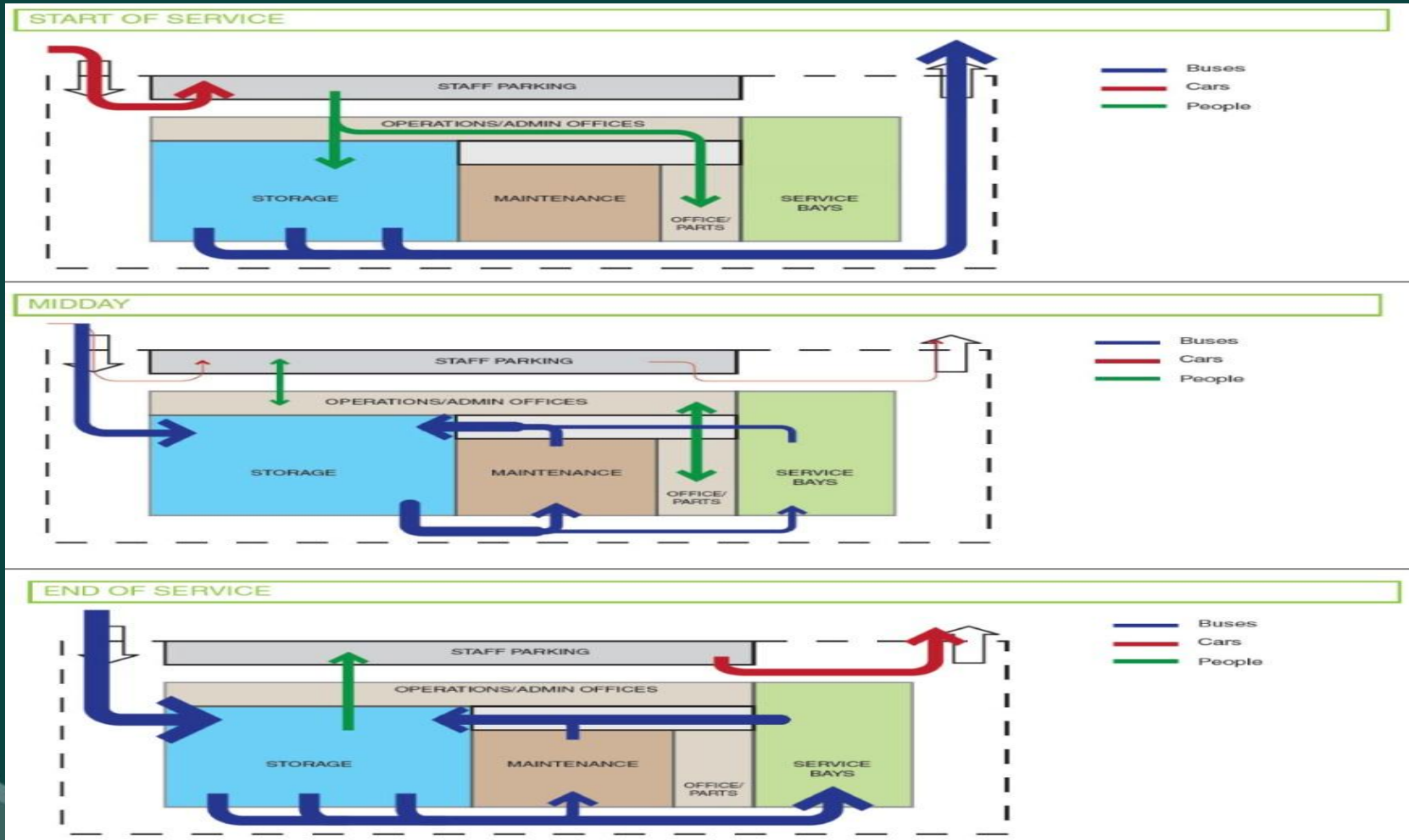


# Functional Relationships

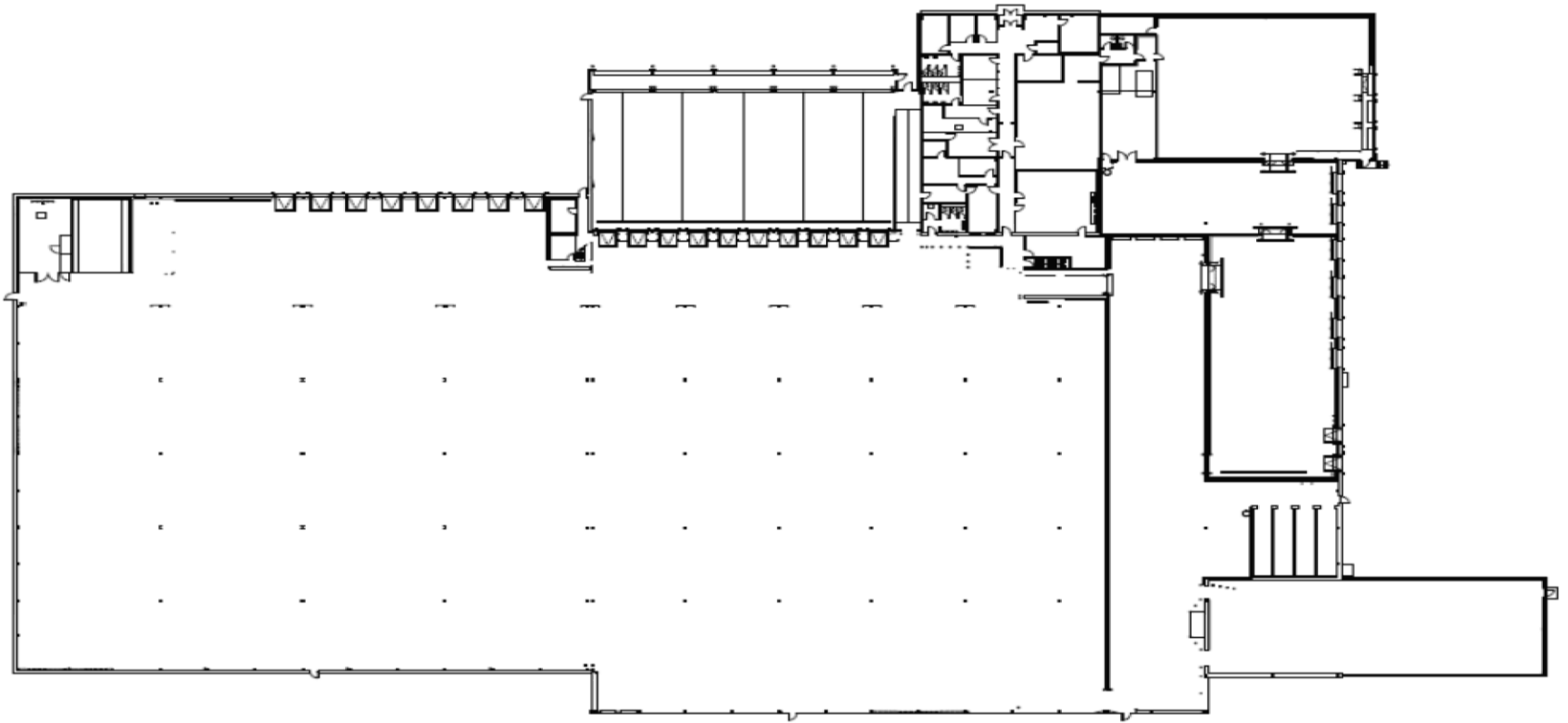




# Time Sensitive Relationships



# *Existing Building Floor Plan*

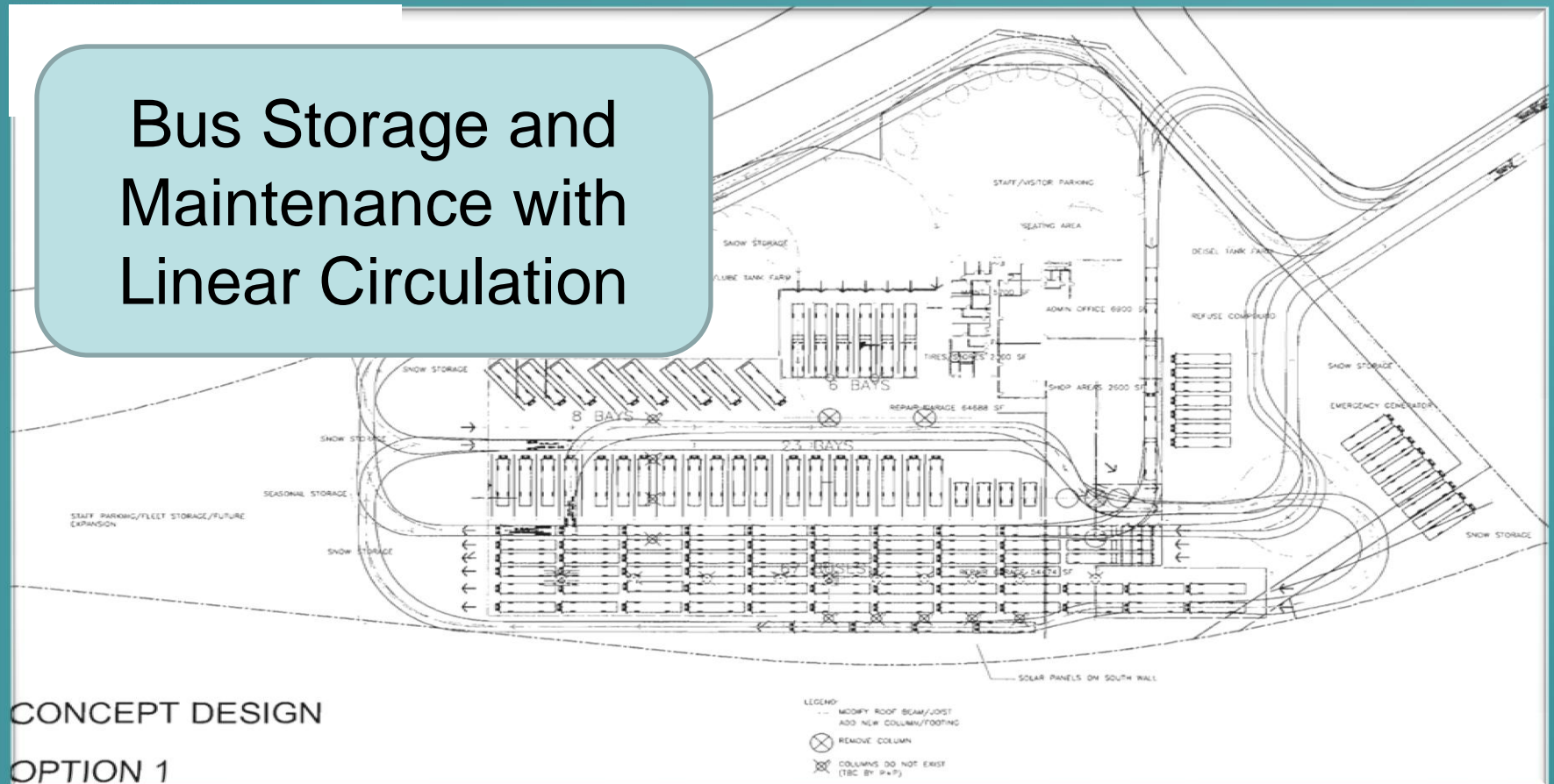


# Concepts Developed

Bus Storage along  
North South Axis

# Concept Selected for Detailed Design

## Bus Storage and Maintenance with Linear Circulation





# Detailed Design

- Detailed Process Needs
- Process Equipment Selection and Relocation Evaluation
- Health and Safety Considerations
- Heating and Ventilation Alternatives
- Energy Efficiency
- Value Engineering
- Project Controls - Quantity Survey and Detailed Costing



# Value Engineering

Measure and Analyse

Generate Ideas

Evaluate

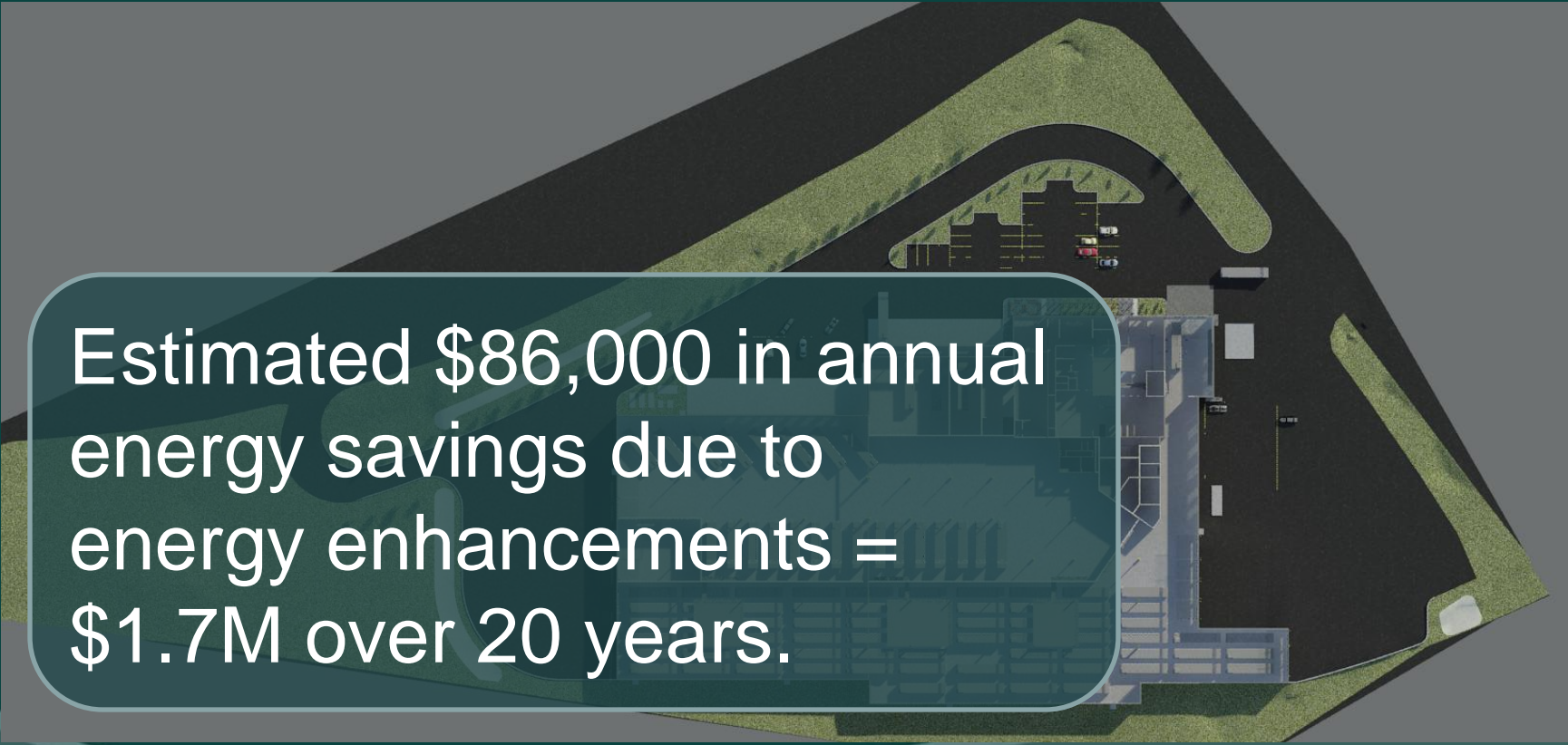
Select Best Ideas

Develop and Expand

# Design Achievements



# Health and Life Safety and Energy Enhancements

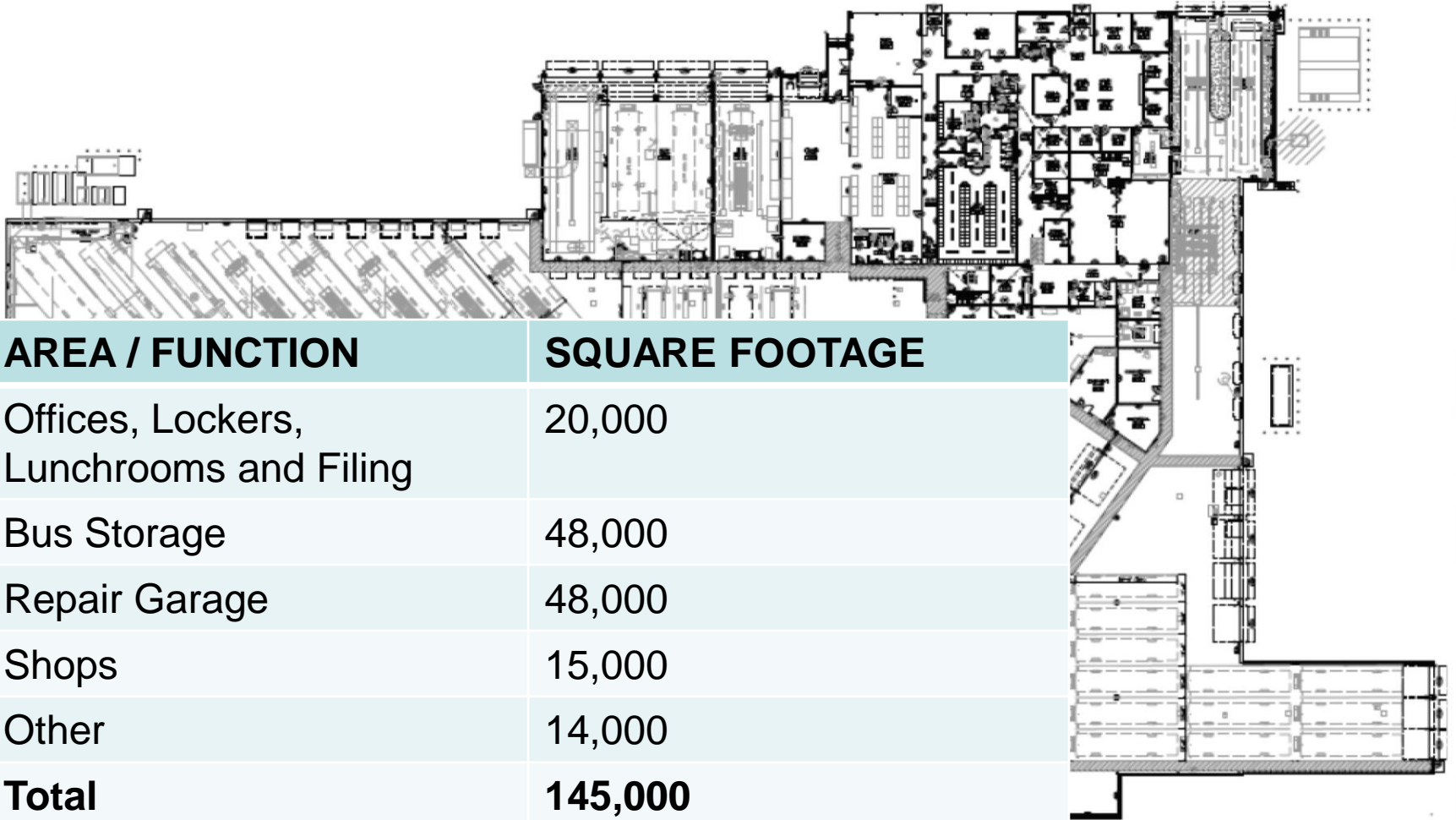
An aerial photograph of a large, modern building complex with multiple wings and a central courtyard. The building is surrounded by greenery and parking areas. A large, semi-transparent blue box with rounded corners is overlaid on the left side of the image, containing white text.

Estimated \$86,000 in annual energy savings due to energy enhancements = \$1.7M over 20 years.

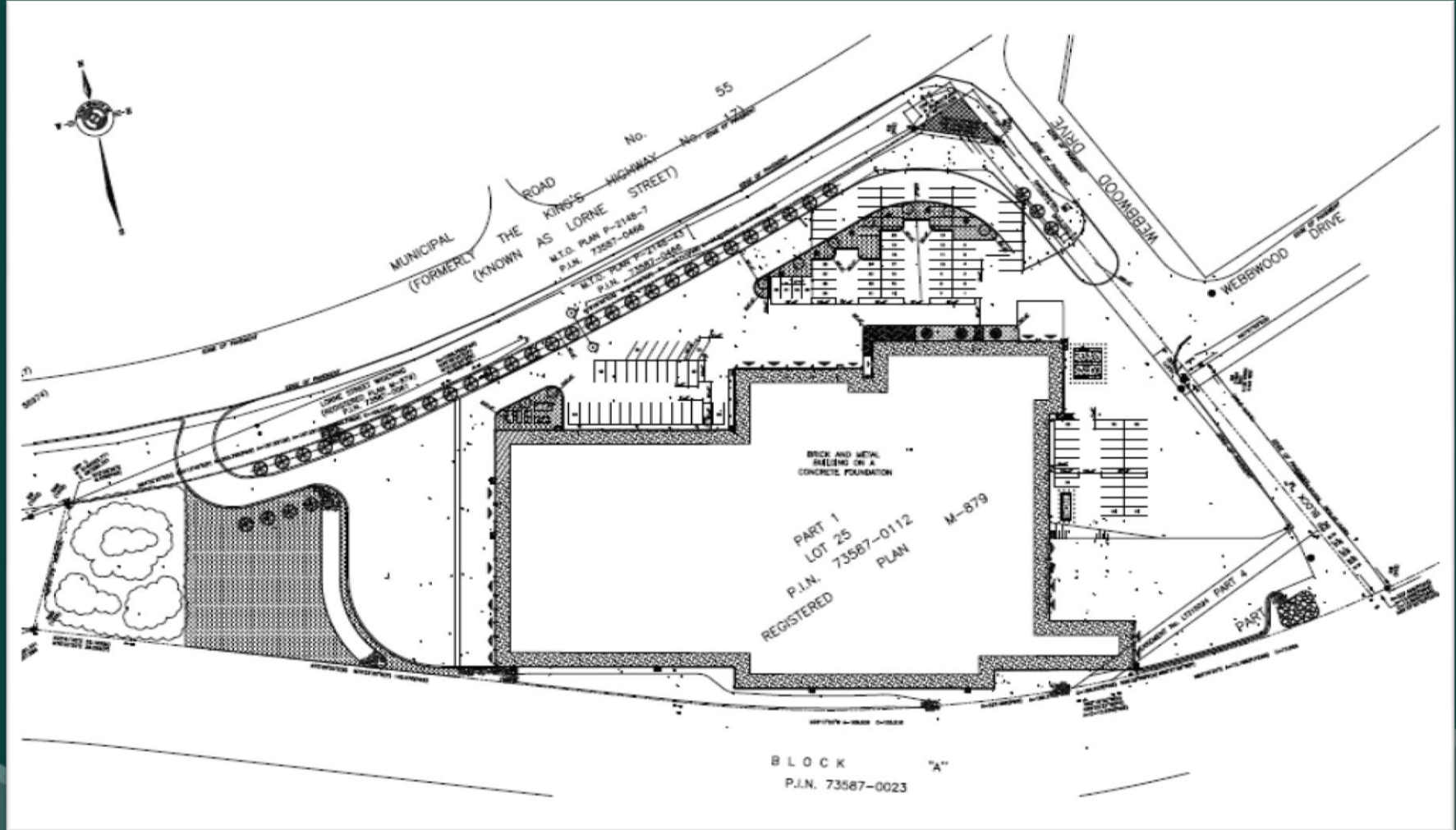




# Interior Design Layout



# Proposed Site Plan



# Operational Synergies





# Operational Opportunities





# Operational Opportunities



# Class A Estimate and Value for Money

**Class A Cost Estimate**

**\$21,750,000 to \$23,500,000**

**Facility Type**

**Hard Construction Cost (\$/SF)**

1160 Lorne Street

\$140

New Transit Garage Only

\$250

New Complex Maintenance and  
Garage Facility

\$300

# ***Next Steps - Timeline***

- Council Approval
- Prequalification of contractors
- Conventional Tender
- Occupancy Fall 2014
- Close out / Repurpose existing Transit and Fleet Facilities

# Questions

