

Municipal offices move one step closer to reality

By Mark Pavilons

King's next big MOVE is progressing.

Councillors and staff received an update from +VG Architects on the progress of the new municipal building



Council approved the detailed design and tendering of the construction phase at a special meeting last week. The contract to construct the new building will go out to tender next month. If all goes according to schedule, construction could start as early as April of 2017.

"This is a big day for King Township," said Mayor Steve Pellegrini. "It's no secret the current municipal office is bursting at the seams and it's time to move. Council has made the decision to invest in the future of the township with a new municipal centre which will serve King residents for many years to come."

Pellegrini noted that the increased space will allow staff to provide better customer service and add much-needed public-use areas. These will include a larger council chamber and multi-use gymnasium/event space. A York Regional Police (YRP) substation will also be part of the new centre.

The two-storey building will be more than 46,000 square feet. Many sustainability features are planned for the building and surrounding area. These include an electric vehicle charging station, a geo-thermal heating and cooling loop system, reforestation of some of the land and incorporating sustainable building materials and mechanical systems in the building.

The total estimated cost of the project is \$21.5 million that will be financed using infrastructure and development charge reserves, the proceeds of the sale of the current property at 2075 King Road and debenture. YRP will also make a capital contribution and sign a lease for its space. The \$21.5 million budget is an "all-in" cost, which includes the costs of land acquisition, council-approved environmental initiatives and up-to-date construction estimates. Staff will continue to work to identify other opportunities to further reduce the construction cost estimate.

Working drawings are nearing completion and they're preparing for a building permit. Comments on the site plan application are being addressed and final consultation is ongoing with stakeholders, including the Township and York Regional Police.

The demolition of the old building has been done and the prequalification process for general contractors is now complete. The Township is preparing for a bylaw amendment appeal that's slated to go to the OMB. The appeal was filed by a land developer with a land holding in King City. The Township will not be able to start construction unless the OMB issues a favourable decision or the appellant withdraws its appeal. Township staff and politicians are hoping to mitigate the appeal by working with the appellant. The appeal is scheduled to be heard over four days starting Feb. 28, 2017.

Some concept drawings and plans for the new building were presented and they show a modern and bright facility, with a large, open council chambers.

The project steering committee has ranked the top five bids, which include Aquicon Construction, Buttcon, Elite Construction, JR Certus and Nexrock Design Build.

Tender documents should be distributed by mid-January. The OMB hearing is scheduled to take place Feb. 28 through March 3, 2017 and the tenders close March 9. They hope to present the preferred bidder by March 20 during a presentation to council.

Construction is pegged to begin April 2017.