



## The Corporation of the Town of Tecumseh

Public Works & Engineering Services

**To:** Mayor and Members of Council

**From:** Phil Bartnik, Director Public Works & Engineering Services

**Date to Council:** September 12, 2023

**Report Number:** PWES-2023-59

**Subject:** Amendment to the 2023-2027 PWES Capital Works Plan  
Public Works and Transportation North Building Improvements  
Project Update

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### Recommendations

It is recommended:

**That** report PWES-2023-59 Amendment to the 2023-2027 PWES Capital Works Plan, Public Works and Transportation North Service Building Improvements, Project Update, **be received;**

**And that** expenditures for the expanded scope and construction costs for the Public Works and Transportation North Building Improvements Project of \$600,000, for a total project cost of \$800,000, **be authorized and funded from:**

- \$480,000 from the Buildings Lifecycle Reserve
- \$320,000 from the Infrastructure Reserve

### Background

At the January 26, 2023 Special Meeting of Council, the Members adopted the recommendations contained within Report [PWES-2023-01](#) "2023-2027 Public Works & Engineering Services Five-year Capital Works Plan (Motion: SCM-04/23), which

included the design (2023) and construction (2024) for the Public Works & Transportation North Building Improvements.

The original Public Works & Transportation north building is an older structure that has had two (2) major expansions to it over the years, the last being an expansion to the west that included four (4) forebays in 2001/2002. There have been no significant improvements to the kitchen, washroom, change room and employee workspace in the last 20 years.

## Comments

The following recommended improvements to the Public Works and Transportation North Building are required to meet obligations under the Occupational Health & Safety Act.

- A second washroom facility that will be accessible for staff and outside contractors (i.e., Essex Power) without having to walk through the employee change room.
- A new mud room and laundry facility.
- A relocated storage room.
- An improved change room to include a new staff washroom w/ shower and private change areas.
- An improved kitchen, lunch area, workstations with computers and a printer, a file area for drawings, first aid and eye wash station and a whiteboard/projector area for staff training and educational webinars.
- A new HVAC system.

Detailed design commenced in early 2023, and as progress has continued a few issues have become apparent that warrant Administration to report back to Council.

- i. An updated timetable for tendering (Late 2023 instead of Early 2024); and
- ii. Limitations on the existing electrical service.

The Town's consultant, Archon Architects Inc., has advised that the existing electrical service in the building will not be sufficient to accommodate the renovation. Further, to accommodate the requirement for future EV charging a service upgrade is required.

The original estimate included a full electrical distribution replacement i.e., new panels, wiring, etc. but did not include an electrical service upgrade for both the new design, and future EV charging or coordination with local authorities.

A detailed explanation for the upgraded electrical service is as follows:

- The existing electrical service is found to be undersized for the current renovation, at 240V, 100A. By modern electrical sizing calculation and strategies this is considered undersized for the existing loads;
- The proposed renovation will add office area, which will increase lighting and receptacle loads, as well as adding cooling which will add a significant load to the electrical system;
- In addition to this, Administration informed the consultant that there are future plans for EV charging stations in the garage area. This would require a further service upgrade beyond what is otherwise anticipated for the renovation, as EV charging loads will easily be the most significant load on the service;
- Based on the above, the consultant recommends that the Town include the EV charger demands in the service upgrade, to save the Town the cost of doing a second service upgrade when EV chargers are eventually installed;
- The design will not include any downstream hardware serving future EV chargers, just capacity and a connection point on the incoming service equipment.

## Next Steps

It is anticipated that the next steps for the project will be to complete the detailed design and tendering in Late 2023, with construction commencing in early 2024.

## Consultations

Community & Recreation Services  
Financial Services  
Archon Architects Inc.

## Financial Implications

Report PWES-2023-01 had identified a project cost estimate of \$600,000 which was calculated in the fall of 2022. The updated project estimate of \$800,000 (an increase of \$200,000) includes the expanded scope of providing a new electrical service and upgraded panel, which will have sufficient capacity for servicing future EV charges.

The updated project costs and updated funding sources are as follows:

<b>Funding Source</b>	<b>Construction</b>	<b>Engineering</b>	<b>Contingency</b>	<b>Total</b>	<b>Previously Approved*</b>	<b>Current Request</b>
Buildings LC Reserve	\$372,000	\$36,000	\$72,000	<b>\$480,000</b>	\$39,600	\$440,400
Infrastructure Reserve	\$248,000	\$24,000	\$48,000	<b>\$320,000</b>	\$26,400	\$293,600
<b>Totals</b>	\$620,000	\$60,000	\$120,000	<b>\$800,000</b>	\$66,000	\$734,000

The current funding request of \$734,000 provides for the tendering of the contract in late 2023 with construction commencing in early 2024.

\*Note: Previously Approved Budget of \$66,000 per PWES-2023-01 had funding equally from Wastewater Reserve Fund, Roads Lifecycle Reserve and Storm Lifecycle Reserve. Funding for this project will be from the Buildings Lifecycle Reserve and Infrastructure Reserve on a 60/40 split based on estimated replacement value and enhancement value.

### Link to Strategic Priorities

<b>Applicable</b>	<b>2023-2026 Strategic Priorities</b>
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

## Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Dana Reid  
Public Works & Engineering Services Assistant

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Financial Services & Chief Financial Officer

Reviewed by:

Beth Gignac, BA Hons  
Manager Recreation Programs & Events

Reviewed by:

Phil Bartnik, P.Eng.  
Director Public Works & Engineering Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
None	None