



Town of Okotoks Operations Centre

# Feasibility Study

Summary Document: February 24, 2011

November 01, 2010 no. 10041 Group2 Architecture Engineering. Hidi Rae Engineering. Western Cost Consulting



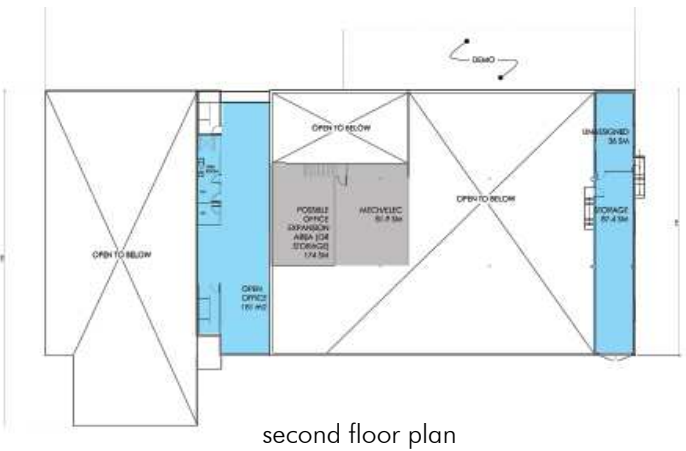
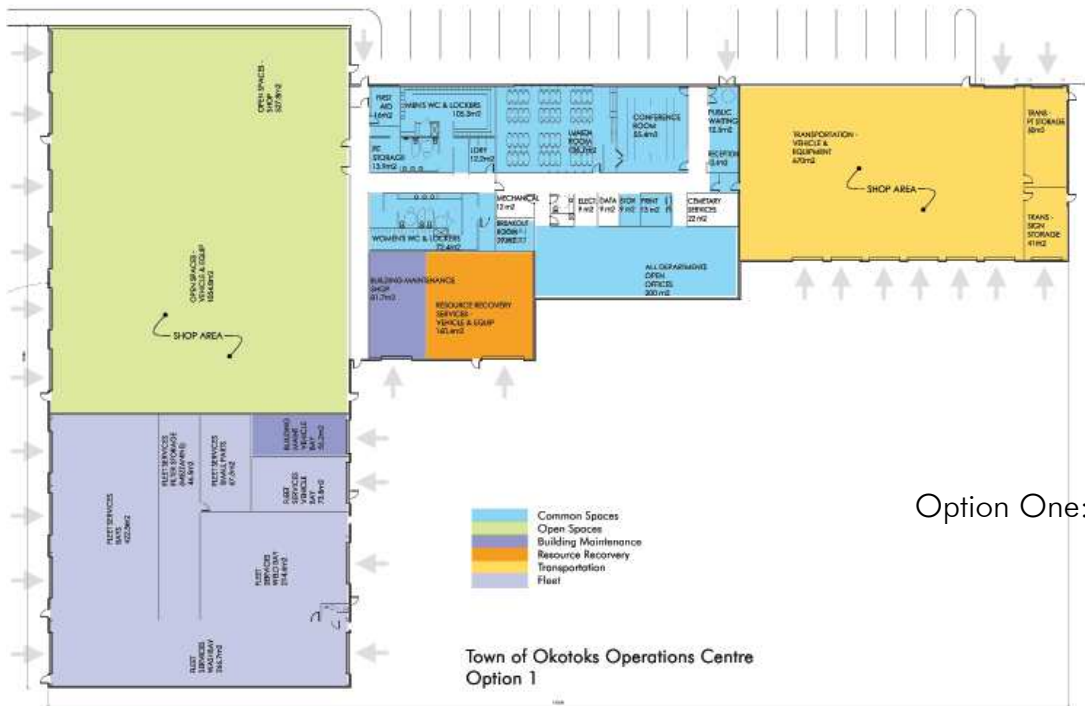
## Executive Summary

In June 2010 Group2 Architecture Engineering and Hidi Rae Engineering were retained to complete a feasibility study for the Town of Okotoks Operations Centre. The aim of the study was to analyze the existing conditions, identify the program requirements by department and identify space needs for a future town population of 30,000.

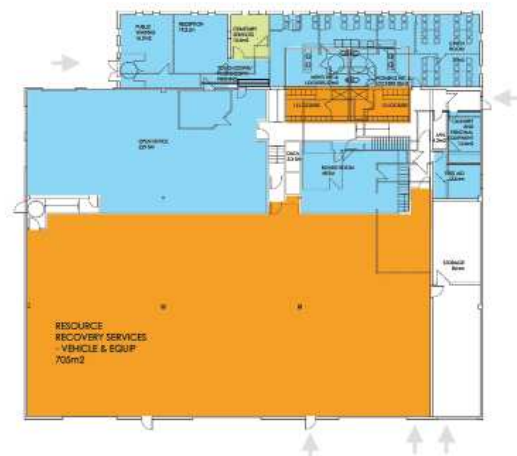
The feasibility study identifies the factors affecting the current space limitations and the future growth potential within the existing site. The site was understood to be the area of land where the existing Operations Centre Building and Yard are located and did not take into account the area to the south where the Water Treatment Plant is located or to the east where recycling and storm water were anticipated.

An analysis of site constraints included the proximity to the river and the flood fringe zone, the anticipated growth of neighbouring functions (recycling and water treatment), site zoning, high pressure gas line R.O.W., and CPR line. From this analysis a maximum building envelope was established. The proposed build-out area and adjacent site area was compared to the proposed program requirements for a future population of 30,000 and it was determined that the program exceeded the available land area.





Option Two: Relocate Transportation



# STUDY OPTIONS:

Department Name	Option 1	Option 2	Option 3
Building Maintenance	yes	yes	no
Fleet Services	yes	yes	no
Open Space	yes	yes	no
Transportation	yes	no	no
Resource Recovery	yes	yes	yes
Administration	yes	yes	yes
Total Building Area	4945 sm	2242 sm	1601 sm
Total Yard Area	18000 sm	12982 sm	9048 sm
Total Site Area	32479 sm	16958 sm	16958 sm
Budget	12.7 million	8.8 million	5 million

Through a visioning session with the Operations Team it was decided to examine options to move forward, these were:

1. To relocate the entire facility.
2. To relocate the Department of Transportation only.
3. To relocate all shop and yard programs to a new site leaving only the Resource Recovery shop and vehicle storage areas and all administrative services at the existing site.

The study has also examined the feasibility of upgrading existing facilities and provided options to expand, remove or maintain existing functions and facilities on the site. The three options developed for the feasibility study have been priced to a LEED standard by Western Cost Consulting to establish a high level budget with which to move forward.

The study has concluded that the existing Operation Centre is significantly undersized for the current service load. This conclusion was further reinforced through a precedent study which revealed a shortfall of administrative space, shop area and yard area as compared to other Public Works or Operations Centres. Transportation, Open Spaces, Resource Recovery Services, Fleet Services and Building Maintenance require more area than exists in the current facility. The existing building is also in need of mechanical and electrical upgrades as well as renovations to meet building code requirements.

# Moving Forward:



## OPERATIONS CENTRE: GOOGLE EARTH IMAGE

On February 3, 2011 the team met with Okotoks Town Representatives Marley Oness, Municipal Engineer, Rick Quail, Municipal Manager and Steve Hannart, Community Planner to discuss the scope of the study, the options and conclusions and determined a path forward to address the space shortage at the current Operations Centre. The site area was expanded to look at the entire north side of the public service land from the CPR lines to the new 32nd Bridge. A copy of the updated and approved storm water collection area was provided to Group 2 to include in the base mapping for the site, and a proposal to relocate all administrative functions to the north east corner of the site to create a show piece and focal point for the Operations Facility. The existing Open Space shed would remain in their current location.

Through the course of this next stage view corridors will be addressed, and enhanced, to create a facility that would reflect the town's commitment to sustainability and community. All edge conditions will carefully consider the interface between Operations and the public realm.