
DATE: January 15, 2010

REPORT TITLE: **10 PEEL EXPANSION PROJECT COMPLETION (FORMERLY JOINT USE FACILITY PROJECT) NOW SUITES B and C, 10 PEEL CENTRE DRIVE, BRAMPTON**

FROM: David Szwarc, Chief Administrative Officer

RECOMMENDATION

That the accounting of the overall project costs for the 10 Peel Expansion Project as set out in the report of the Chief Administrative Officer dated January 15, 2010, titled "10 Peel Expansion Project Completion (Formerly Joint Use Facility Project) now Suites B and C, 10 Peel Centre Drive, Brampton" be approved;

And further, that the residual amount of approximately \$500,000 remain in the project cost centre 06-5235 and be used to fund additional health and safety requirements and building improvements at 10 Peel Centre Drive.

REPORT HIGHLIGHTS

- Construction of the 10 Peel Expansion including the new Peel Regional Police 21 Division facility was substantially completed as of February 2009.
- The facility is anticipated to receive a minimum of silver level Leadership in Energy and Environmental Design (LEED) Certification.
- The relocation of programs, services and employees was completed over a multi-phased move schedule between March and June 2009.
- 10 Peel Centre Drive now provides integrated service access to a number of the Human Services Programs, with an estimated 500 to 800 visitors attending the facility per day.
- The 10 Peel Expansion Project was completed within budget at a total cost of \$70.6M including \$56.0M for construction.
- Requesting approval to utilize the residual amount of approximately \$500K from 06-5235 for health and safety building improvements.

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DISCUSSION

1. Background

Construction of the 10 Peel Expansion, previously referred to as the "Joint Use Facility" and now referred to as "Suite B" and "Suite C" (which is the new Peel Regional Police 21 Division) commenced in the fall of 2006. Substantial completion was achieved in February 2009. Construction was delayed from the original schedule for a total of nine months, largely the result of significant trade strikes that occurred in 2007 and inclement weather in 2007 and 2008 (as reported to Council previously).

The Expansion Facility is six stories and approximately 200,000 square feet in size, including the 30,000 square foot Peel Regional Police 21 Division. In addition there are three levels of underground parking with a total of 679 parking spaces for Regional and Police employees.

Suites B and C house approximately 1,000 Regional and 270 Peel Regional Police personnel. Employees were relocated from various other Brampton locations over a multi-phased move schedule between March and June 2009. The replacement of the 21 Division Police Station provides an opportunity to redevelop the previous Peel Regional Police 21 Division site which is Region of Peel owned property.

The co-location of employees at 10 Peel Centre Drive has also created the opportunity to integrate access to various Regional Programs and Services for Human Services clients. Currently, numerous Human Services are located within the Facility including a Human Services Reception and Employment Resource Centre providing integrated access to social housing, children's services and social assistance programs with an estimated 500 to 800 visitors attending the facility per day.

The Expansion Facility incorporates numerous energy efficient features demonstrating the Region's commitment to responsible environmental management practices and energy including a geothermal heating and cooling system, daylight harvesting system and a building automation system that automatically adjusts heating and cooling to occupancy levels. The building is currently undergoing the Leadership in Energy and Environmental Design (LEED) certification process and is anticipated to receive a minimum of silver level.

2. Internal Audit Reports

The Internal Audit Division developed a Risk-based Work Plan that included several audits of the 10 Peel Expansion Project (10 PEP) in phases. Phase I was an audit of project governance; Phase II was an audit of the construction contract; Phase III was an audit of the architect contract and Phase IV was the wrap-up and final audit of 10 PEP. The reports were presented to the Audit Sub-committee of Regional Council on May 3, 2007, October 4, 2007, February 28, 2008 and November 12, 2009, respectively.

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The audit reports disclosed no major control weaknesses. Recommendations for improvements were implemented by project management during each phase of the audits. There are no additional audits scheduled for the 10 PEP.

3. Project Costs

The construction budget for the 10 Peel Expansion was \$56.5M including construction costs, permits and connection fees, project management and support, construction contingencies and building commissioning. The below noted table includes a summary of the construction and building fit-out expenditures:

Item	Final Expenditures
Construction	\$56.0M
Land, Design and Project Contingency	\$8.9M
Furnishings and Signage	\$5.7M
Total	\$70.6M

Fit out costs are in relation to the Region of Peel, Suite B facility and do not include Peel Regional Police 21 Division internal fit out and/or furnishing costs.

Funding for this project was approved by Regional Council through the 2001 and 2006 budget processes, and the following Council resolutions: 2001-190, 2002-753, 2002-950, 2004-1280, 2005-631, 2005-617, 2006-638, and 2007-1222.

FINANCIAL IMPLICATIONS

It is recommended within this report that the residual construction budget in the amount of approximately \$500,000 remain in the project cost centre 06-5235 and be used to fund health and safety requirements and building improvements at 10 Peel Centre Drive. These include: handrails, window coverings for areas not previously identified, access control system capacity improvements, additional signage requirements to support visitor movement and service delivery, exterior south entrance pedestrian safety barriers, and HVAC system required improvements in the Human Services Reception and Employment Resource Centre Computer Training room. Any unused funds will be returned to the reserves.

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CONCLUSION

The project was completed within scope and budget with a slight time delay due to significant trade strikes and inclement weather.






Approved for Submission:



D. Szwarc, Chief Administrative Officer

For further information regarding this report, please contact Denise Occhipinti at extension 4152 or via email at denise.occhipinti@peelregion.ca

c. Legislative Services

-  N. Trim, Chief Financial Officer and Commissioner of Corporate Services
-  R. K. Gillespie, Commissioner, Employee and Business Services
-  J. Menard, Commissioner, Human Services
-  Bruce Taylor, Manager, Financial Support Unit (FSU)
-  Steven Hall, Director, Real Property Asset Management