



860 William – Issue Paper

Window Replacement Project

Background

- ▶ Province received Ministry of Labour order to improve accessibility
- ▶ Province approached County to consolidate courts
- ▶ County considered 3 options
 - A. Expand 860 William
 - B. Say “no”
 - C. Build new County headquarters

Background

Option A	Expand 860 William to accommodate County HQ & consolidated courts	Not possible due to property size
Option B	Say “no”, Courts move out and County renovates for own use	Would lose \$309K in rent and have to fund own renovations (up to \$8M)
Option C	County moves to new HQ building and Province renovates 860 William	Increase rent to \$680K to significantly offset debt repayment for new building

Option C was the best business case.

Business Plan - 2006

- ▶ Province paid all renovation costs including 4250 sq ft addition
- ▶ POA operations remained at 860 William
- ▶ County would replace windows and upgrade entrance and driveway
 - ▶ 2006 estimate was \$800,000
- ▶ Province would pay \$18.50 per sq ft
- ▶ Annual operating costs were estimated at \$278K

Existing Conditions

- ▶ Current issues
 - ▶ Windows require replacement
 - ▶ Grade of driveway
 - ▶ Shallow curb a trip hazard
 - ▶ Inadequate wheelchair accessibility
 - ▶ Outdated entrance canopy
 - ▶ Unsightly appearance of multiple rooftop HVAC units

Existing Front Exterior



Existing Front Exterior



Existing Ramp Entrance



Existing Front Entrance



Existing Front Entrance



Window Project Background

- ▶ Originally proposed in 2010 budget
- ▶ Opportunity to improve accessibility and appearance
- ▶ Project deferred to 2011
- ▶ Felt there would be cost savings in putting all work into one larger contract and tendering in 2011

Option 1

- ▶ New windows
- ▶ Improved accessibility to front entrance
- ▶ Privacy screen extending ~ 3ft beyond roofline
- ▶ Updated front entrance canopy

Option 1



COURTHOUSE EXTERIOR IMPROVEMENTS

ARCHXES Design Inc. Architects

Option 2

- ▶ New windows
- ▶ Improved accessibility to front entrance
- ▶ Windows flush with roofline
- ▶ Entrance overhang remains consistent

Option 2



COURTHOUSE EXTERIOR IMPROVEMENTS
(Alternative Design)

ARCHXES Design Inc. Architects

Staff Recommendation

- ▶ Option 1 – New entrance canopy and screen HVAC units
- ▶ Building is valued at \$10M
- ▶ Improvements have 40 year lifetime
- ▶ Improvements will increase the attractiveness of the asset and its “marketability”
- ▶ Privacy screen respects Cobourg’s development design standards

“Parapets or other architectural screening devices should be used to screen rooftop mechanical units.”

The Town of Cobourg – Urban and Landscape Design Guidelines

Current Business Case

- ▶ Renting to Courts and building HQ still best option
- ▶ 555 Courthouse well-suited to County operations
- ▶ Cost for windows & front entrance in line with 2006 estimates and business case
- ▶ Ongoing operating costs are in line with 2006 estimates
- ▶ 860 William generates annual surplus
- ▶ Surplus forecasted to 2020 and beyond

Project Tender

- ▶ Tender currently open
 - ▶ Option 1 – Privacy screen and updated entrance
 - ▶ Option 2 – Without privacy screen, minor entrance upgrade
- ▶ Tender will close late March
- ▶ Report to Council for tender award in April
- ▶ Report will include cost breakdown between options

Recommendations

- ▶ The proposed \$600,000 project budget be retained
- ▶ Council can select Option 1 or 2 at time of tender award in April
- ▶ Any project surplus be transferred to Facilities Reserve
- ▶ Reserve will be used for future capital projects