



DATE: June 16, 2022

TO: Mayor and Members of Council

FROM: Vince Musacchio, Deputy City Manager, Infrastructure Development
Zoran Postic, Deputy City Manager, Public Works

RE: **COMMUNICATION**
Committee of the Whole (2) Report - June 21, 2022
Item 31 - Award of Tender and Request for Additional Funds for the
Dufferin Operations Centre – 8020 Dufferin Street

Purpose

To provide background and context for the proposed Dufferin Operations Centre at 8020 Dufferin Street.

Background

The City of Vaughan's Public Works departments operate out of three locations, namely: the Joint Operations Centre, the Woodbridge Operations Centre and the Dufferin Operations Centre.

The Dufferin Operations Centre is well-located to service the Thornhill and Concord communities. Activities undertaken include winter clearing operations, turf maintenance, sports fields maintenance and garbage pickup. The current facility, located at 8090 Dufferin Street, comprises of a leased administration building with one (1) indoor bay and a salt storage dome (on City-owned land). The administration building was previously a mechanic garage and never intended to occupy the current number of staff and equipment.

In March 2012, IBI Group completed a consulting assignment entitled "Public Works, Forestry and Parks Operations Centre and Location Study Report for the City of Vaughan". In this report, the current state assessment of the Dufferin Operations Centre identifies several needs and deficiencies, summarized below:

Deficiencies Entering the Facility

- The vehicle entrance is challenging, not at a signalized intersection which creates both delays and risk for accidents
- There is a requirement for a larger, improved employee parking area

Site Inadequacies

- The yard is not paved, creating soft surface conditions during thaw/freeze cycle of winter months
- Security is a concern, and the yard requires both better lighting and security

Insufficient Office Amenities

- There is a need for more employee amenities
- There is insufficient office space, including offices, training and muster room

Insufficient Operations Space/Set-up

- There is insufficient storage space; there is extremely limited opportunity to store vehicles/materials during the winter season. Currently, materials are stored under a tarp and there is no indoor storage space for the sidewalk tractors
- There are no wash bays and refueling pumps which is inefficient for operations; vehicles must travel to the JOC for washing, or to a gas station for fueling
- Bulk materials are not stored in well-designed bunkers or bins for easy access/storage - including diamond clay, wood chips, screenings/ aggregates, gravel, and playground sand
- Garbage/recycling areas are not well-designed for ergonomic dump/collection

To supplement these deficiencies, there are notable health and safety concerns:

1. Indoor Air Quality – There have been complaints made to the Ministry of Labour regarding the indoor air quality. Due to the amount of snow clearing, equipment is required to be inside the building during the winter months, there have been concerns from staff about exposure to diesel fumes in the bay and office areas.
2. Limited staff space – With the number of staff who work from this site, particularly during the summer months, there is not enough space where staff can use the designated change rooms. As a result, additional lockers have been placed in the open operation bay where equipment and chemicals are stored. This makeshift area in the operations bay is where staff are expected to change.
3. Limited washrooms/infrastructure - Females have only one washroom and males have four washrooms (connected to the change room). As the toilets are connected to a septic system, there have been a number of overflows and backups in the mechanical bays. As a result, there have been associated odors when this occurs. The septic system is in need of repair and with the number of staff using the building, this septic system was not designed for the current occupant use.
4. No meeting area – During busy times of the year, the Supervisors have created multiple staggered shifts to accommodate spacing needs in the building. This creates inconsistencies and inefficiencies.
5. No potable water at this location –To ensure water is available, water jugs and a water station is in place for staff to use since the well water is not consumable.

In 2018, the capital project for a renovation for the Dufferin Satellite Operation Centre was approved.

Conclusion

The preceding information provides background for the requested budget amendment for the award of the tender as described in Committee of the Whole (2) Report - June 21, 2022, Award of Tender and Request for Additional Funds for the Dufferin Operations Centre – 8020 Dufferin Street.

For more information, please contact:

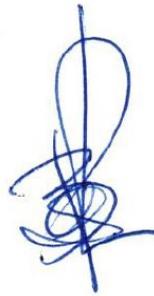
Jack Graziosi, Director, Infrastructure Delivery, ext. 8201

Nadia Paladino, Director, Parks, Forestry and Horticulture Operations, ext. 6146

Approved by



Vince Musacchio
Deputy City Manager,
Infrastructure Development



Zoran Postic
Deputy City Manager,
Public Works