

New Administration Building

Project Progress

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Project Progress – Photographs



Project Progress

Are we on time?

The project schedule has been affected by delays related to; municipal approvals due in part to protracted discussions with Tennis Canada for a shared site access agreement, COVID-19 as well as the coordination of various trades and the mass timber structural design prior to going into production. While we were hoping to be in the new building for the end of 2021, we anticipate that these delays will push back the completion of the building into 2022.

Are we on budget?

The project costs remain within the overall budget of \$65.538M. Staff have been working closely with TRCA's furniture consultant to layout the building with the existing furniture at 101 Exchange to ensure the budget for that work is appropriate.

Key Risks

- delivery of mass timber to site drives overall schedule
- timing for the completion of a shared site access agreement with Tennis Canada
- timing for obtaining full municipal approval (i.e. Site Plan Agreement and full Building Permit)
- ability to address COVID-19 delay with the contractor from site closure in March 2020 and any future claims

Current Actions:

- Staff have been working to advance the parking strategy for the site taking into account required improvements to BCPV parking lot
- An ongoing review of telecommunications and IT needs for the new building is underway

Project Progress – Next Steps

Construction

The footings and basement area foundation walls will be completed in November. This will allow people to get a good understanding of the area of the building and how the building is situated on the site.

The mass timber will start arriving on site in January. The ground to second floor columns and beams will be in place by the third week of February and the roof deck in place the third week of May.

Communication

TRCA applied to participate in the World Green Building Council's, "A Built Environment Fit for the Future" initiative. The WGBC in partnership with the BBC's StoryWorks production company selected TRCA and the new administration building in particular to participate in the program. A 4 to 5 minute documentary short will be produced that will showcase the work of the TRCA. The audience for the documentary will be international and highly varied and presented on a number of platforms. This is a unique opportunity to show both local and international audiences the efforts of the TRCA. The production crew will be in Toronto October 6-7 for interviews and location shooting.

Required Cooperation

With Human Resources the PMO will be setting up a move committee in 2021. The committee will be soliciting information from SMT members to provide confirmation or additional details regarding staff needs and departmental functional requirements.

Under the direction of the Education group the ground floor lobby display area will be programmed both in the short term for building opening and a long term strategy to showcase the work of the TRCA.



Looking west to the building entrance.



Looking south from the building entrance through the lobby.