



In early September 2010 the Town of Newmarket, Ontario, a town of 80,000 people approximately 45 km north of Toronto, celebrated the opening of its new Operations Centre. The award winning building is located on what was formerly a brownfield in an industrial park. The visually appealing building now serves as a substantial and welcoming landmark at one of the main entry points to the town. The town, working with its designers and contractors and supported by some funding from the Federation of Canadian Municipalities (FCM) Green Municipal Fund, has created not only what is a beautiful building but one that is functional and environmentally friendly.

In late 2008 the Town of Newmarket, Ontario, released a tender for the construction of the Newmarket Operations Centre. According to the tender documents, the new operations centre consisted of a main building of approximately 70,000 sq. ft. (7,000 sq metres) for administrative offices; meeting and training spaces; an emergency command centre; vehicle storage; workshops; vehicle maintenance and repair; interior and exterior vehicle wash bays that included a salt and sand storage facility; greenhouse; and vehicle fuelling station. The new centre would consolidate three existing municipal departments: Public Works, Parks and Facilities. Occupancy date was to be mid-2010.

The construction budget for the Newmarket Operations Centre was set at approximately \$22.4 million. An earlier RFP process resulted in a list of pre-qualified general contractors who were eligible to bid on the project, including:

1. Bondfield Construction Company Limited
2. Melloul Blamey Construction
3. Maple Reinders Constructors Limited
4. First Gulf Construction
5. The Atlas Corporation
6. Aquicon Construction
7. McKay-Cocker Construction Limited
8. Buttcon Limited
9. Bird Construction Company
10. Jasper Construction
11. Graham Construction and Engineering

Bird Construction was selected as the general contractor for the project. Rounthwaite Dick & Hadley Architects Inc. from Toronto, a consulting firm specializing in corporate and institutional architecture, acted as the architects/project manager, and Halsall Associates Limited was the structural designer. Telco Steel Works Ltd. was the steel detailer; the mechanical/electrical contractor was Jain Associates Ltd. and the landscaping was done by NAK Design Group Inc.

According to Andrew Solda, project associate with Halsall Associates Limited, “there were several structural steel engineering challenges required to help the architect achieve his vision for the new civic building.” Two independent structures, an office building and a maintenance facility built on two elevations were to be connected by an expansion joint so that they appeared to be one building. In order to allow both joined buildings to move independently and yet conceal the structural bracing Halsall had to engineer steel moment frames in two directions, which according to Solda means “that certain corner columns are bending in both directions.”

Other elements of the building posing engineering challenges included: a column-free atrium with a green roof that showcases a staircase to upper and lower offices; the maintenance building’s steel bi-fold garage doors that fold in the middle and fold up (typically seen on aircraft garages); and a steel track and girder system to support the track for the crane hoist and running track of a 10-ton vehicle maintenance crane. Overall the structural design and fabrication is more like that found in a complex multi-storey structure and the engineering achieved the architectural and functional features envisioned by the architectural team.

The resulting building and grounds are a testament to the work done by the designers and contractors who were selected by the town and its purchasing department. It is unusual for municipal operations centres to attract the

Do you maintain parks, playgrounds, golf courses, green spaces, gardens?

Do you need an environmentally friendly product that really works?

- Improves the soil quality, producing greener, healthier grass and plants with more blooms
- Formulated to provide all the nutrients required in the exact amount that plants can use
- Safe for children and pets
- Washington State Department of Organic Agriculture approved.
- Created from farm raised fish oil and organic fish enzymes. Made in the USA. Rich in protein and nutrients.
- Works with modern application methods – drip irrigation and spray. Shelf life 5 years.
- Unique liquid fish fertilizer concentrate has a fresh minty scent.

Mega Green



*Also available in larger, commercial size containers.

Exclusive Canadian/Corporate Agent
Organic Ag Products Canada
 organicagproductscanada@ierraco.com
 613-282-6557

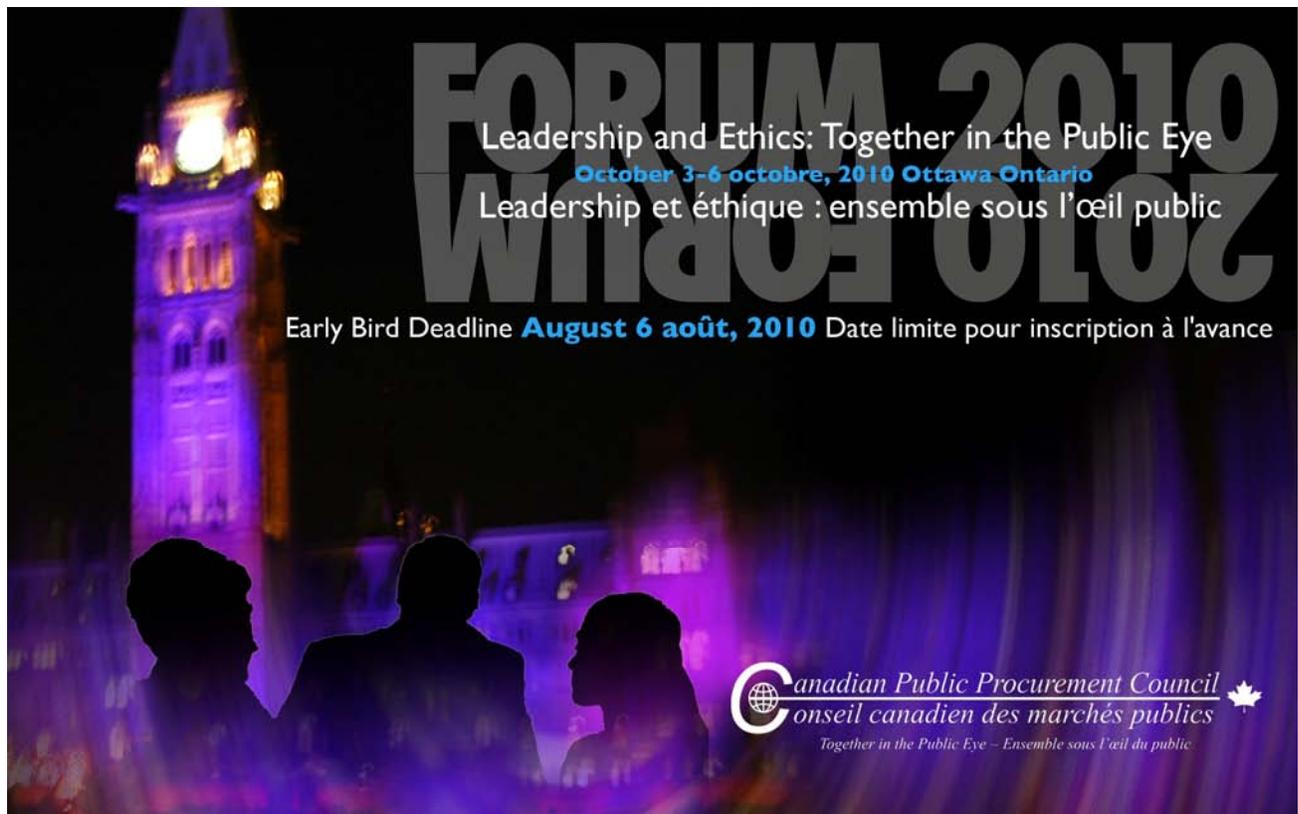
Organic fertilizer and herbicide for healthy communities.

www.organicagproductscanada.ca

attention of designers, or even the general public; however, this one did, winning an Award of Excellence from *Canadian Architect* magazine in 2009. The site's one-story change in grade was incorporated into the design of the building to create a distinct separation between the office and public area on the upper level and the works building and yard below. The impressive atrium is the main entry point to the building and as such it serves as a subtle reminder of the importance of the building to the operations of the municipality.

With a \$2 million loan and \$300,000 grant from the FCM's green municipal fund, this facility is one of the first municipal operations centres in

Canada to be built to LEED (Leadership in Energy and Environmental Design) Silver standards. It is designed to meet the Canada Green Building Council's energy efficiency targets. Green strategies used in construction and design include: a green roof; day-lighting and natural ventilation; a geothermal heating and cooling system; solar hot water heating; stormwater collection for irrigation; and provisions for a future wind turbine. Consolidating three existing municipal departments into one well-designed functional space and sharing resources allows Newmarket to realize major operational savings. 



FORUM 2010
 Leadership and Ethics: Together in the Public Eye
 October 3-6 octobre, 2010 Ottawa Ontario
 Leadership et éthique : ensemble sous l'œil public

Early Bird Deadline **August 6 août, 2010** Date limite pour inscription à l'avance

 Canadian Public Procurement Council
 Conseil canadien des marchés publics
 Together in the Public Eye – Ensemble sous l'œil du public

**PLEASE JOIN US AT FORUM 2010 FOR THE PRESENTATION OF THE
 LEADERSHIP IN PUBLIC PROCUREMENT AWARDS
 OTTAWA, OCTOBER 3-6, 2010**