

GSCA Administration Centre Renovation



BARN
(GSCA)

An overview
of the site
with the
addition

VIEWS TO FOREST /
LANDSCAPE
(ALL DIRECTIONS)

LINK TO
PARKING LOT
MAIN ENTRANCE
(PUBLIC USE)

PUBLIC PAVILION

PUBLIC PARKING
LOT

CONNECTION TO PUBLIC TRAIL NETWORK

LINK TO
PARKING LOT
+ MAIN ROAD
STAFF PARKING
LOT

STAFF ENTRANCE

STAFF DECK

FOREST
(TRAILS,
INGLIS FALLS)

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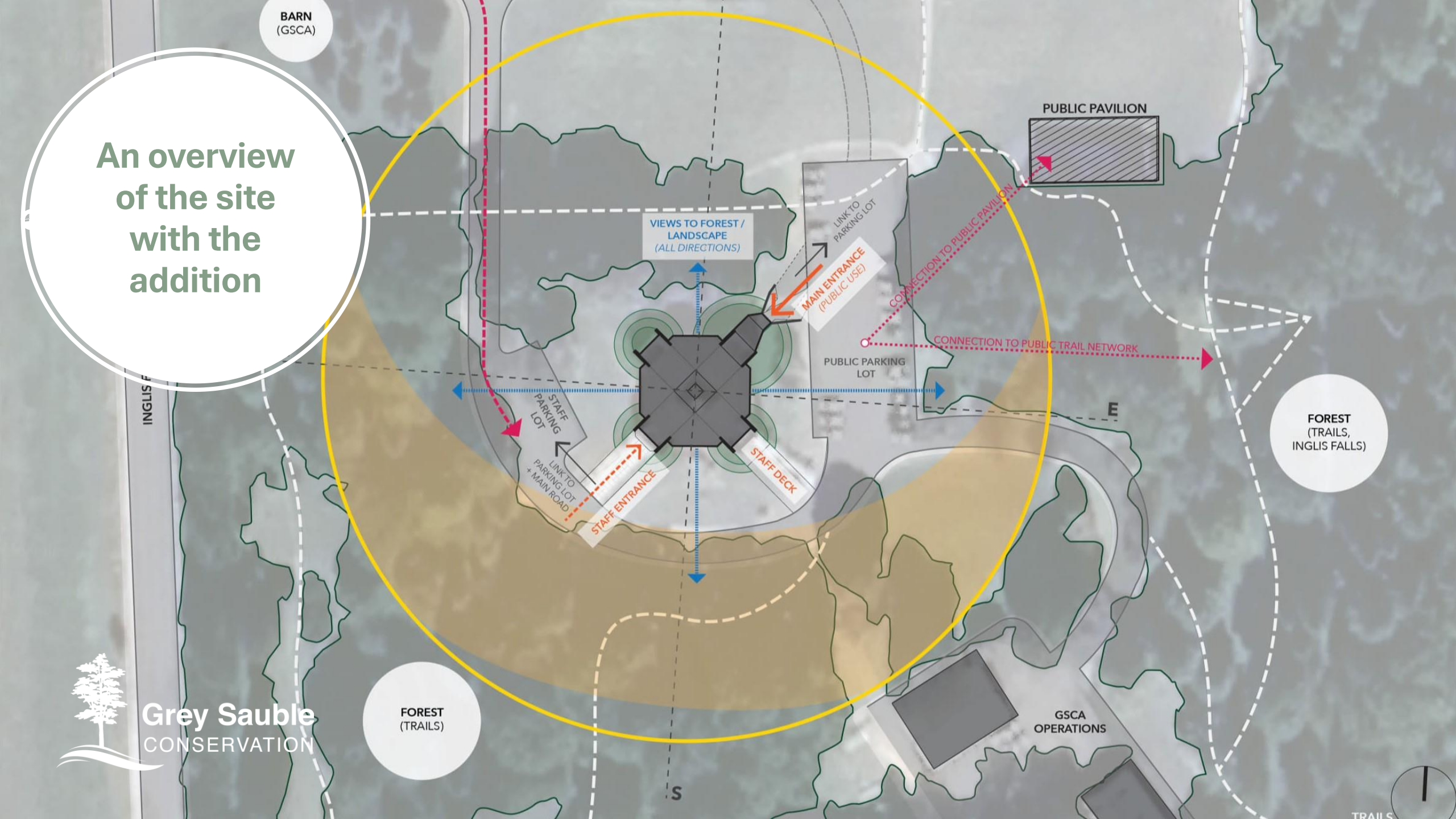
GSCA
OPERATIONS

FOREST
(TRAILS)

Grey Sauble
CONSERVATION



TRAILS



Brief Background / Overview



- Admin Centre built in mid-1970s.
- Issues with layout, noise, reception, accessibility, IT, HVAC, and wiring.
- Process to renew started in late-2018. Internal and external impacts delayed until 2022.
- Since 2022, Board has approved moving forward with: Concept Design; Schematic Design; Detailed Design; and Construction Drawings.
- Currently in Construction Design phase.
- Class B Costing received in mid-2024 – GSCA and Arch reduced initial costing by 27%

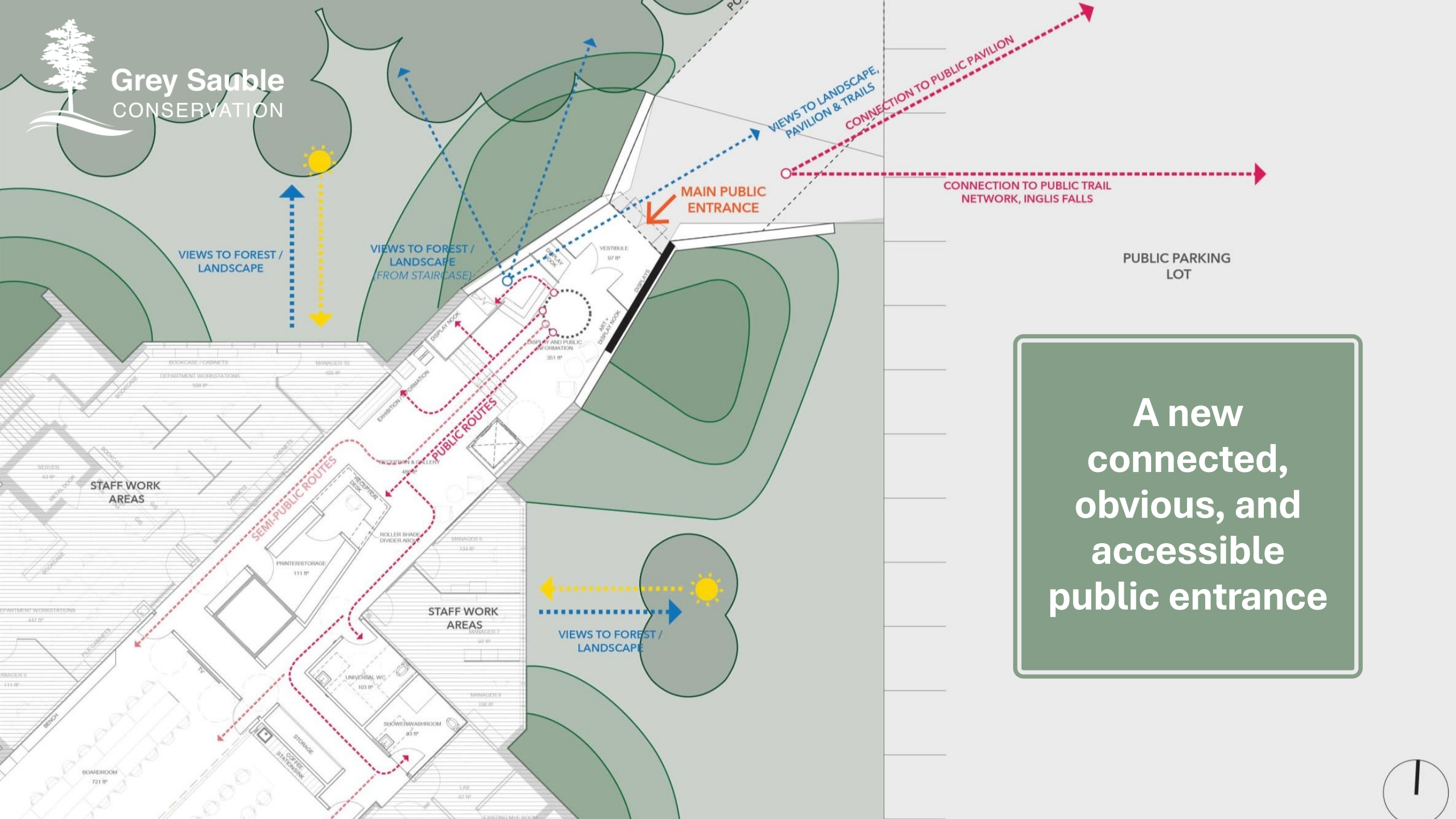
Specific Items to be Addressed by Renovation

- Building to be fully accessible (AODA Standards).
- Improve the public reception area to be welcoming, useful and inviting.
- To renew the building interior to improve staff use, comfort and efficiency – reduce noise and glare.
- Make building more energy efficient.
- Address leak issues with roof and skylight.

ACCESSIBILITY IMPROVEMENTS



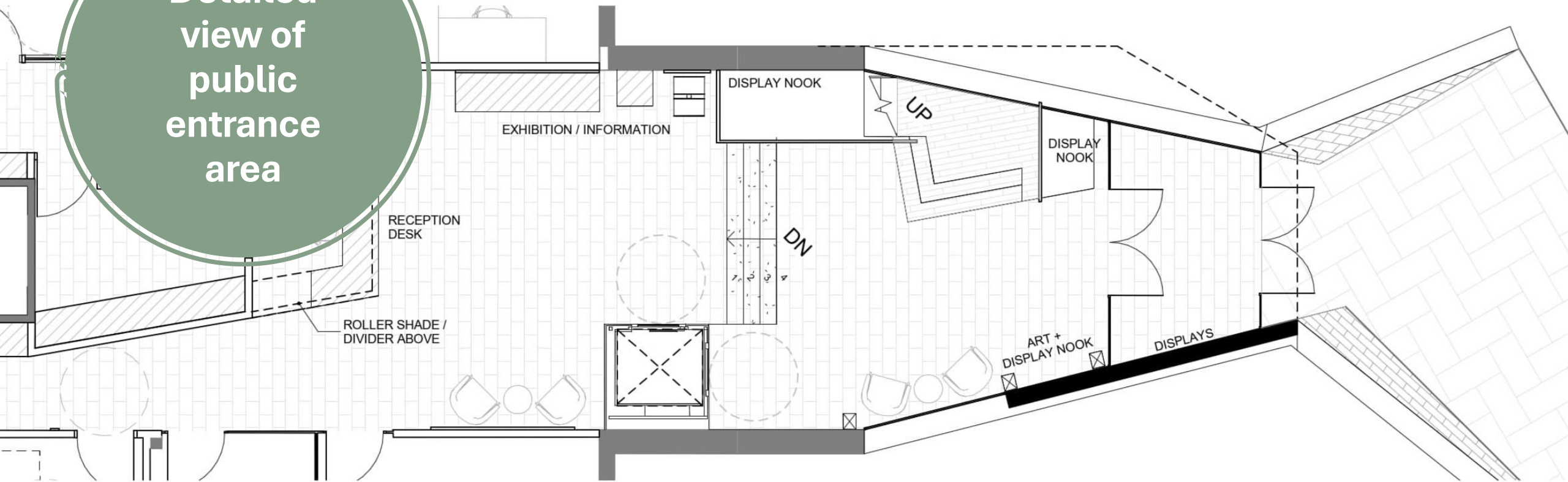
- Accessibility one of the objectives of the renovation.
- Current entrance is unclear and not accessible.
- At grade entrance a major improvement.
- Renovation improves accessibility throughout space.



A new
connected,
obvious, and
accessible
public entrance



Detailed view of public entrance area



ENTRANCE IMPROVEMENTS



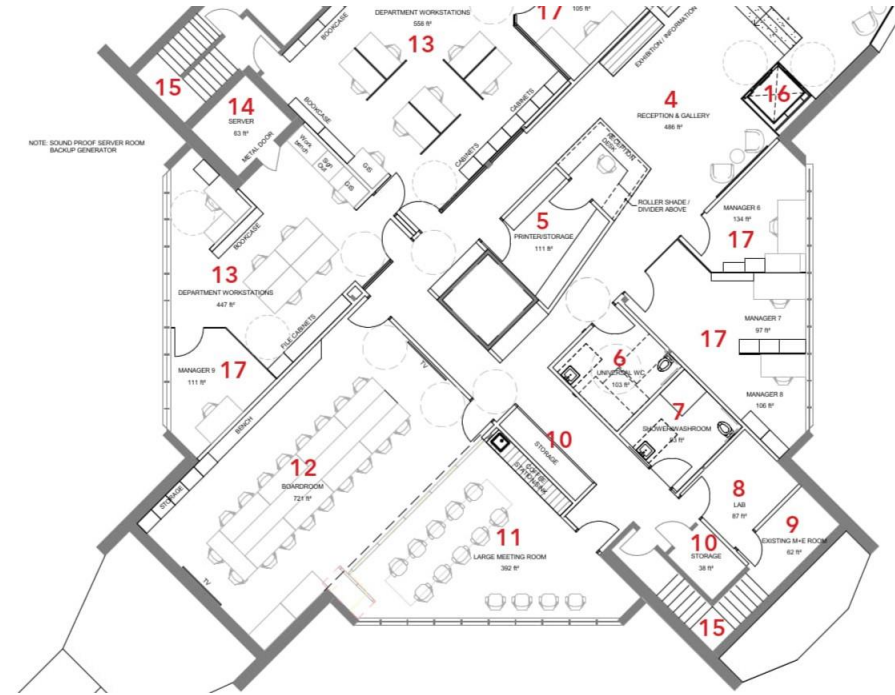
- Customer service, reception, and accessibility are vital components.
- Current entrance is unclear, unconnected, confined, and not accessible.
- Welcoming reception area that informs about GSCA programming.
- Accessible access to both floors via new lift.

IMPROVED WORKSPACES



- Sound and noise control currently impact staff comfort and productivity.
- Revised space will isolate sound by Department.
- Management team will have individual offices.
- Office will contain better meeting spaces and collaborative work areas.

IMPROVED WORKSPACES



- Boardroom / Meeting Room space is currently undefined and open.
- Disruptive to staff and Board. Limits use of space.
- Revised space will isolate boardroom / meeting rooms to be less disruptive and better utilize space.

FINANCIAL IMPLICATIONS

- Original Class B estimate was \$3.6M.
- Staff / Arch reduced this to \$2.6M.
- Including ancillary costs (rental, furniture/fixtures, and professional fees) brings total to approximately \$3.0M.
- \$800K - \$900K proposed to be drawn from GSCA reserves.
- Remaining amount to be borrowed and amortized over 15-years.
- MCVA to be used to apportion cost as per Conservation Authorities Act.
- Approximate annual cost for Arran-Elderslie is \$5,000.



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CONSERVATION

THANK YOU

Questions, Comments, Discussion

