

# Starland County

## New Office and Public Works Shop

### Design-BUILDER:

Eagle Builders,  
Blackfalds, AB

### Contract Price:

\$8,236,841.00

### Cost Per Square Foot:

\$215.00/sq. ft.

### Total Square Feet:

Total: 38,298 sq. ft.

Shop: 18,798 sq. ft.

Office: 19,500 sq. ft.

### Completion Date:

May 2020

### Funding:

\$2,448,520.00 from  
insurance proceeds for  
Administration Office  
fire loss

\$6,000,000.00 MSI  
Capital Grant funding  
(from 2010 to 2019)

As you are all aware, the New Office and Public Works Shop is under construction and we wanted to offer some highlights and information to keep our residents informed. Starland County sent out a "Request for Proposal" (RFP) for a "Design-Build" facility. This proved to be a very competitive process as we received 9 RFP's with a wide variation in submissions, designs and tender prices. Eagle Builders from Blackfalds, Alberta was awarded with the contract.

Eagle Builders is Western Canada's largest design-build precast concrete contractor and will oversee all aspects of building from the raw materials to the turnkey building. With this precast concrete structure, we were able to eliminate the need for sprinklers due to the compartmentalization and non-combustible characteristics of this structure. In addition, it is projected that this structure should remain viable for 75 to 100 years if desired.

**Shop:** 4 – 110 ft. bays: 2 for heavy equipment maintenance  
1 for Agriculture Services & Municipal Services equipment  
1 for a wash bay  
2 – 60 ft. bays: 1 for light duty equipment maintenance  
1 for a welding bay  
An Inventory / Parts receiving and storage area

**Office:** Offices and/or cubicle space for all County departments including Administration, Utilities, Bylaw, Public Works, Ag Service Board and Recreation

**Future Potentials:** The entrance lobby area has been designed to allow for the possible usage and/or rental of our meeting rooms after hours. We also have allowed for an area large enough to accommodate our in-house training needs. The Council Chambers are designed to allow for an Incident Command Centre (ICC) for emergency situations and a generator will be available in-house to provide power when an emergency situation occurs.



## Historical Information

In the early 2000's, it was identified in the Starland County long-term planning process that the present Public Works Shop, built in 1968, would need upgrading/replacing. Although this structure has served as our maintenance facility for over 50 years now, the equipment and needs of the County have outgrown what it can provide. The issues noted include: safety concerns as the height restrictions and present hoist can't accommodate some of the required repairs; the length and width of the service bays are very limited and some equipment does not fit without leaving the overhead door open; there is limited storage space for parts resulting in poor inventory control; there is very little room for offices and little to no barrier between the shop and office area to protect computers and equipment from the dusty atmosphere; the communications system and internet services are inadequate and would be very expensive to upgrade in the present shop. With the ever-changing world, these identified items have become prominent and need to be addressed.

Starland County began the long process of planning for a new Public Works Shop and in 2010, we started setting aside a portion of our Municipal Sustainability Initiative (MSI) funding from the Province, with the plan of building a new shop.

Then in the early hours of May 25, 2018, a fire broke out in the lower level of the Administration Office and the office structure and its contents were lost. The County was devastated by this loss in many respects. Not only was our building gone, but over 100 years of archives were lost together with current files and records.

The immediate need to replace the Administration Office together with the long-term plan to replace the Public Works Shop started discussions on the possibility of building one large complex, housing both. We had the land to build on, as the previous CN railway right-of-way adjacent to our present shop had been purchased a few years prior. There was significant savings in combining the two buildings, including shared meeting rooms, training areas, washroom and janitor facilities, file storage and a combined reception.

