



Vaudreuil-Dorion

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The Municipal Hub Comes to Fruition

Vaudreuil-Dorion, September 22, 2020 – Last night, the Vaudreuil-Dorion City Council issued a notice of motion for a loan by-law authorizing the construction of part of the municipal hub. This first phase aims to bring together in a single building, the library, City Hall – including some multipurpose rooms, while providing for the construction of a public square on site. In the second phase, an aquatic complex is expected to be added to the project.

The municipal hub will be located on lot 4 559 873, on rue Émile-Bouchard, close to the Centre Multisports and the Vaudreuil train station. This major project will benefit from a construction budget of \$32 million. A grant of more than \$4.8 million has already been announced by the governments of Quebec and Canada for the construction of the new library. This funding comes from the New Canada Building Fund–Quebec's provincial-territorial infrastructure component, a part of the Small Communities Fund. It is also planned that a portion of the Gas Tax Program will be used for the costs associated with the public square.

"We have established a budget that takes into consideration several risk factors including overheating of the market and a possible increase in certain materials such as we are seeing now with lumber. We have compared with recent construction projects such as the Pierrefonds and Drummondville libraries and we are either similar in price or below what they paid per square metre. The Altus Group, a firm specializing in construction economics, was involved in the validation of estimates. I am focusing greatly on the budget because I know how important this aspect is for our citizens. Rest assured that the City Council and the Administration share the same concern," said Mayor Guy Pilon.

Loan By-law 1755 provides for an expenditure of approximately \$39.1 million. This includes the construction costs for the three components of the project mentioned above (the library, City Hall, and the public square) as well as financing costs, quality control costs (quality testing for various elements: roof, concrete, etc.), applicable taxes and a risk reserve (for a total of \$7.1 million in addition to the \$32 million associated with the construction project). The financial structure of the project involves a share-out of the financing between the loan, provincial and federal financial assistance, and municipal surpluses. To this end, the municipal government has worked very hard over several years to properly regulate the use of surpluses and thus lessen the impact on tax accounts. This impact will amount to approximately \$70 per year over 30 years for an average property valued at \$324,400. This \$70 also includes the risk reserve. As the name suggests, this is a reserve that may not have to be spent. In such a case, the tax impact would be considerably less. The effects of this tax impact will be felt gradually from 2022 until 2024.

Architectural Contest

In September 2019, the multidisciplinary team led by Lapointe Magne and Associates / L'ŒUF was the team who caught the attention of the jury during the architectural contest. A technical committee and a committee made up of citizens of Vaudreuil-Dorion had previously handed their observations to the jury. The multidisciplinary team is made up of architectural firms Lapointe Magne and Associates and L'ŒUF, by Dupras-Ledoux - a consulting engineering firm specializing in building mechanics and electricity; Équipe Laurence - a civil engineering firm; L2C structural consultants; and landscape architects NIPPaysage Inc.

This project, described as both elegant and refined by the president of the jury, architect Marie-Chantal Croft, is characterized by its brightness and warmth as well as by the impressive greenery that will surround it. The key element will undoubtedly be the library spread across two floors, which will offer many spaces for relaxation and work, as well as exhibition halls, multipurpose rooms, a café and a Fab-Lab - a huge laboratory to create, learn and have fun.

"We want to provide a unique living environment for our citizens. The hub is close to the train station and the Centre Multisports. The public square will be a place for meetings and gatherings. Eventually, an aquatic complex will be added. This is a unifying project that will allow us to offer a multitude of services to our citizens. And, in the case of City Hall, we will no longer be tenants! In rental fees alone, we will save the equivalent of \$4.3 million over 30 years. Vaudreuil-Dorion is a city in excellent financial health," added Mayor Pilon.

From the very beginning of 2021, the City of Vaudreuil-Dorion will launch a call for tender to award the contract for the work to be carried out. All visual perspectives will be unveiled during the same period to allow citizens to follow the evolution of the construction of the municipal hub.

Work will begin in the spring of 2021 and is expected to be completed by the fall of 2022.