

Project profile

# Durham Region Courthouse

Oshawa, Ontario



## Public Private Partnership delivers LEED® certified courthouse for Ontario

When Ontario residents needed a new regional courthouse to meet their growing needs, public administrators leveraged an Alternative Financing and Procurement (AFP) model to achieve their goal. As a result, the Durham Region Courthouse is now the first courthouse in Ontario to achieve Leadership in Energy and Environmental Design for New Construction (LEED-NC) Gold certification.

*The Public Private Partnership (P3) model, also referred to as an AFP, delivers energy efficient buildings despite economic conditions. Government agencies transfer the risk of design, construction, finance and operations to the private sector in exchange for guaranteed fixed monthly payment terms and service levels.*

At approximately 457,000-square-feet, this modern facility consolidates Superior Court and Ontario Court of Justice services with 33 courtrooms and three conference/settlement rooms. A jury assembly room has the capacity for 300 people and state-of-the-art security technologies include enhanced video surveillance systems and a main entrance security checkpoint.

The future-ready, consolidated courthouse opened in January of 2010 and more than doubles the space previously delivered from eight locations throughout the Durham Region.

## Public Private Partnership

Durham Region Courthouse

Location: Oshawa, Ontario, Canada

Term: 30 years

### Developer:

Access Justice Durham

### General Contractor:

PCL Constructors

### Facility Manager:

Johnson Controls

### Facility Management Services

- *Contract and project management*
- *Management and maintenance including energy management*
- *Cost planning and control, purchasing and procurement*
- *Waste disposal, janitorial and environmental services*
- *Material delivery and mail room functions*
- *Food services*
- *Security services*
- *Parking management*
- *Furniture and equipment services*
- *Landscaping services, including snow and ice clearance*

## Taking the Lifecycle Approach to Construction and Ongoing Facility Management

In 2006, through the AFP model, government leaders selected the private sector consortium, Access Justice Durham, to design, build, finance and maintain their facility to defined standards. Design and construction was subcontracted to PCL Constructors, while Johnson Controls was responsible for the facility's operation and maintenance for a 30-year term.

To ensure the building operates at optimum levels throughout the contracted term, Johnson Controls worked closely with its consortium partners and occupants throughout all stages of the project.

Not only do government leaders and taxpayers benefit from an efficient, productive and comfortable facility, the AFP model also results in:

- **Increased asset value.** The Johnson Controls Metasys® building management system, working in conjunction with the facility management software, reduces costs and increases operational efficiency.
- **Better reliability.** The integration of the building management and maintenance systems means real-time data on energy usage and run-times is accessible, allowing maintenance to be scheduled to suit the building's occupancy patterns.
- **Financial predictability.** The courthouse has a fixed, monthly maintenance and asset replacement budget for the next 30 years.

Output-based specifications – defined by the customer – are the basis for all services performed by Johnson Controls. Measured through response and resolution times, should an issue not be solved in the designated timeframe, Johnson Controls is financially accountable, ensuring high quality service at all times.

## Award Winning Success

Each year, the Canadian Council for Public-Private Partnerships (CCPPP) recognizes successful government entities and private sector partners who demonstrate excellence and innovation in their projects. In 2010, the Durham Region Courthouse received the Silver Award for Infrastructure.