

City of North Bay Report to Council

Report No: IO-2022-008

Date: June 14, 2022

Originator: John Severino

Business Unit:

Department:

Infrastructure and Operations

Engineering

Subject: Community and Recreation Centre Update – June 2022

Closed Session: yes ☐ no ☒

Recommendation

1. That Council receives Supplementary Report No. IO 2022-08 to Report to Council No. EESW 2019-28 dated December 3, 2019 with respect to the Community and Recreation Centre for information purposes.
2. That Council direct staff to complete the building design for the North Bay Community Centre to achieve the requirements for a Net Zero Carbon multi-purpose community and recreation centre that will meet the requirements to receive the recently announced funding from the Green and Inclusive Community Building Program.
3. That Council approve an increase in contract value of \$584,000 plus HST to the previously awarded contract to MacLennan Jaunkalns Miller Architects (MJMA) Ltd. to complete the necessary background studies, the Net Zero Carbon Building design, construction document preparation, and building certification for the North Bay Community Centre to achieve the requirements for a Net Zero Carbon multi-purpose community and recreation centre to meet the requirements of the recently announced funding from the Green and Inclusive Community Building Program.
4. That Council direct staff that upon completion of the design modifications to initiate the tendering for the construction of the multi-purpose community and recreation centre.

Background

In September 2019 the City awarded MJMA Architects, who partnered with Mitchell Jensen Architects, a local firm, for design of new Community and Recreation Centre to be located adjacent to Omischl Sports Complex to replace the West Ferris Community Centre.

MJMA and their team with the City established the project schedule. Key phases of the project include: Conceptual / Design, Design Development, Construction Documents, Tendering, Construction and Commissioning. Cost estimates at the completion of the first three phases of the project prior to tendering were key elements of the project.

Although public consultation and functional programming were a significant part of the MURF (2013), Arena Council Sub-committee (2017-2018) and MURF Update (2019), the staff and design team included opportunities for stakeholder input, to confirm functional programming through the design phases. In addition, Council updates were included as key milestones of the schedule prior to tendering.

The project has broad community interest. Therefore the staff and design team included at least two public information sessions to allow the community to be updated on the progress of the project through the design phases prior to tendering. The first was completed in January 2020. As a result of the inability to host public meetings due to COVID-19, the second public information session to communicate progress on the project was completed through the web.

The team completed and presented to Council the Conceptual and Schematic Phase of the project in January 2020. The designs presented were informed based on the functional program. The design team took feedback from the January public information session, Council, additional input from user groups, and operating units' staff to further inform and where possible integrate additional improvements and amenities as the team worked through the detailed design phase of the project.

Another presentation to update Council took place on June 23, 2020. Stakeholders representing user groups were also updated the week of June 22, 2020. The presentation at the Special Committee Meeting of Council was posted on City's website to allow interested members of the public unable to view the scheduled Special Committee Meeting of Council to be informed. The presentation included design renderings of the Community Centre, discussion of the integration of the functional programming into the detailed design, a schedule update and Class B cost estimate.

On November 17, 2020 another presentation was made at a Special Committee Meeting of Council to provide Council and the public an update of the Community and Recreation Centre project. It included design renderings of the final design of the Community Centre, a schedule update and current cost estimates as of that time.

Following the presentation on November 17, 2020 the project was moved to the Special Capital Budget Committee meetings for further information on how the Community Centre was accounted for within the 10 year Capital Plan. Through the 2021 Capital Budget and Capital Planning process, Council directed staff to initiate the procurement process for pre-qualification of

general contractors. In addition, Council directed staff to hold the tendering of the construction project until such time as another transformation project's funding plan was completed.

While the project was paused, The Government of Canada initiated the Green and Inclusive Buildings (GICB) program. The program is a national merit-based program with the objective of improving the availability and condition of community buildings in Canadian communities experiencing higher needs and who are currently underserved. At the same time, the program will stimulate the economy, create good job opportunities and align to the goals of Canada's strengthened climate plan. The program advances the Government's climate priorities by improving energy efficiency, reducing GHG emissions, and enhancing the climate resilience of community buildings. The GICB program funds the construction of new community buildings that are open and accessible to the public and that will provide non-commercial services to the community.

The City of North Bay identified that the North Bay Community Centre, with some design modifications, could be eligible for the GICB program and prepared and submitted an extensive application for GICB funding in July 2021.

On June 1, 2022, The Government of Canada informed the City that the City of North Bay's application was chosen as a recipient of funding under the GICB Program. The City shall receive up to \$25.778 million to cover eligible costs of the project.

The City will require mechanical, electrical, civil and architectural design changes to the current project so that it meets the criteria of the program. Anticipated design enhancements will include envelope systems, assemblies and membranes and insulation and building footprint adjustments to accommodate the mechanical and electrical net zero building elements. Major mechanical and electrical elements include converting the boiler system from natural gas to electrical, a CO2 refrigerant plant, a yet to be determined heat pump system, and an upgraded electrical supply including back-up power.

The City as part of the application had completed preliminary investigations for a Zero Carbon Building (i.e. GICB Energy Analysis, Electrical Design Brief, and Mechanical Design Brief) and an updated cost estimate (Opinion of Probable Cost) to inform the application. As a result of the preliminary work, it was concluded that detailed design updates are required.

The cost of the architectural and engineering work by MJMA to complete the background studies, the Net Zero Carbon Building design, construction document preparation, and building certification under the Canadian Green Building Code's (CaGBC) Zero Carbon Building Design Standard V2 for the North Bay Community Centre to achieve the requirements for a Net Zero Carbon multi-purpose community and recreation centre to receive the recently announced funding from the Green and Inclusive Community Building Program

is \$584,000 plus HST.

The added design costs are eligible costs that will be over 50 percent funded through the GICB program. It is anticipated that the updated project design will be ready to tender for construction fall 2022 with a target for project construction start in spring of 2023 and completion in the fall of 2024.

Financial/Legal Implications

CORP 2019-113 awarded the architectural and engineering design services for the City of North Bay Community and Recreation Centre to MacLennan Jaunkalns Miller Architects (MJMA) Ltd. The award was administered by the Purchasing Department and was publically advertised in accordance with the City's Purchasing By-Law 2013-200.

The Contingency Management section of the City's Purchasing by-Law requires contract changes that are expected to exceed the awarded contract amount by fifteen percent (15%) or greater be referred to Council for consideration. As outlined in the background above, additional architectural and engineering costs are necessary to meet the requirements of the Green and Inclusive Community Building Program. The required contract increase of \$584,000 for services is greater than 15% of the original contract awarded.

Sufficient funding for this contract is available in Capital Project No. 3711RF – City of North Bay Community and Recreation Centre.

Upon completion of the design change requirements a revised Class A estimate as well as the GICB funding agreement will all inform the projects financing plan. The \$25.778 million Federal funding along with the City's prudent planning to use onetime dividends and Federal gas tax funding will finance the project. Future operating forecasts and a comprehensive finance plan for the project will be completed once the final design is substantially complete and a Class A estimate is available.

The GICB funding agreement will be reviewed by staff and finalized once it received from the Government of Canada. A future report may be required and if so, a new report will be brought forward to City Council for approval of the GICB funding agreement.

Corporate Strategic Plan

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|---|---|
| <input checked="" type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input checked="" type="checkbox"/> Spirited Safe Community |
| <input checked="" type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Invest in technology and work practices to reduce the City's energy consumption

- Protect, promote and enhance the environment in all aspects of the city's operations and plans
- Foster the creation of a community with a positive environment that instills pride and confidence and supports a resilient diversified and inclusive economy.
- Build on existing sports community to drive sport-tourism.
- Ensure an equitable distribution of resources across city neighbourhoods and include residents of all ages.
- Develop and provide recreational and community centre services geared to meeting the broad spectrum of needs in the community.
- Ensure the efficient and effective operations of the city, with particular consideration to the impact of decisions on the property tax base.
- Maximize funding opportunities with other governments

Options Analysis

Option 1:

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4. That Council direct staff that upon completion of the design modifications to initiate the tendering for the construction of the multi-purpose community and recreation centre.

This is the recommended option.

Option 2:

That Council receives for information the Report to Council and direct staff to continue the design without a further update to Council to share progress on the new community centre.

This is not a recommended option.

Recommended Option

1. That Council receives Supplementary Report No. IO 2022-08 to Report to Council No. EESW 2019-28 dated December 3, 2019 with respect to the Community and Recreation Centre for information purposes.
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Respectfully submitted,

Name: John Severino, P.Eng., MBA

Title: City Engineer – Infrastructure and Operations

I concur with this report and recommendation

Name Ian Kilgour, MCIP, RPP

Title: Director, Community Development and Growth

Name Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Name David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

John Severino, P.Eng., MBA

City Engineer – Infrastructure and Operations