



City of North Bay Report to Council

Report No: CAO-2024-006

Date: August 12, 2024

Originator: John Severino

Business Unit:

Department:

Community Services

Office of the CAO

Subject: Community and Recreation Centre Update

Closed Session: yes no

Recommendation

That Council refer CAO Report 2024-006 to the Infrastructure and Operations Committee to allow City Staff and the Project Development Service Team to provide Council an update with respect to the progress of the Community and Recreation Centre Project Development Services for the Progressive Design Build of the North Bay Community and Recreation Centre.

Background

At the May 7, 2024 Meeting of Council, Council passed Resolution No. 2024-07 as follows:

“That Council approve the award of a contract to EllisDon Corporation in the amount of \$2,599,000 (plus HST), for the provision of Project Development Services for the Progressive Design Build of the North Bay Community and Recreation Centre.”

Since that date, ‘EllisDon Corporation and their Project Development Service Team together with City staff’ (Project Team) completed a detailed review of project background documents. The project team has completed detailed geotechnical investigations and established building siting for the project.

Development of building concepts including but not limited to; siting, foundation type, super structure, carbon requirements, electrical requirements and identification of long lead time items; have progressed to the stage that has allowed completion of a Class D Opinion of Probable Costs for the project.

The Project Team has identified a preferred siting, developed the preliminary project footprint and the building's elevations, and developed the preliminary civil site concept (i.e. building, entrances, parking). Conceptual renderings have been created.

The project team will update Council on the: Design development progress; Share preliminary designs; Confirm schedule, functional program and target budget alignment; and key accomplishments to date.

In addition, Council will be updated on the approximate timing for approval for the City to execute a Change Order for commencement of final design and construction work.

Due to the nature and scope of the project a Special Committee Meeting of Council will be scheduled to allow for sufficient time for the Project Team to update Council on its progress.

For additional information see Reports to Council CAO 2023-001 dated September 8, 2023, CAO 2023-004 dated December 18, 2023 and CAO 2024-004 dated April 23, 2024

Financial/Legal Implications

Capital Project No. 4510RF Community and Recreation Centre has sufficient funding. The funding plan within the 2024 General Capital Budget and Capital Forecast for 2025-2033 for the North Bay Community and Recreation Centre is as follows:

GICB Program Funding	25,778,016
Special Debt	14,733,945
Canadian Community Building Fund (formerly Federal Gas Tax)	9,420,792
Reserve - Completed Projects	3,050,000
Capital Levy/Paygo Funding	2,942,351
Reserve - Special Dividends	2,074,896
Municipal Accommodation Tax	1,000,000
Reserve - Casino Funding	<u>1,000,000</u>
Total Funding	<u>60,000,000</u>

As the Project progresses, Council will continue to be briefed at key milestones

to ensure that the project's target budget, schedule and functional program meet the objectives set out by Council. In addition, the Council will be updated for approval for the City to execute a Change Order for commencement of final design and construction work.

The contract has provisions and conditions for off ramps to discontinue the Project should the City's objectives not be achievable, and the City and proponent are not able to adjust to achieve the target budget, schedule and functional program objectives.

Corporate Strategic Plan

- Natural North and Near
- Affordable Balanced Growth
- Responsible and Responsive Government
- Economic Prosperity
- Spirited Safe Community

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 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:

Council refer CAO Report 2024-006 to the Infrastructure and Operations Committee to allow City Staff and the Project Development Service Team to provide Council an update with respect to the progress of the Community and Recreation Centre Project Development Services for the Progressive Design Build of the North Bay Community and Recreation.

Option 2:

Do not refer CAO Report 2024-006 to the Infrastructure and Operations Committee. This option is not recommended because Council needs to be updated on the progress of the project so that they can make an informed

decision to approve for the City to execute a Change Order for commencement of final design and construction when necessary.

Recommended Option

That Council refer CAO Report 2024-006 to the Infrastructure and Operations Committee to allow City Staff and the Project Development Service Team to provide Council an update with respect to the progress of the Community and Recreation Centre Project Development Services for the Progressive Design Build of the North Bay Community and Recreation Centre.

Respectfully submitted,

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

I concur with this report and recommendation

Name: David Jackowski, P.Eng.

Title: Manager, Special Projects

Name: Alan Korell, P.Eng.

Title: Interim City Engineer

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Personnel designated for continuance:

Name: David Jackowski, P.Eng.

Title: Manager, Special Projects