

City of North Bay Report to Council

Report No: IO-2025-007

Date: May 9, 2025

Originator: David Jackowski, P.Eng.

Business Unit:

Department:

Infrastructure and Operations

Engineering

Subject: Community and Recreation Centre Update – May 2025

Closed Session: yes ☐ no ☒

Recommendation

That Council receive and refer Report to Council No. IO-2025-007 dated May 9, 2025, from David Jackowski, to the Infrastructure and Operations Committee.

Background

The City of North Bay is advancing the construction of the new Community and Recreation Centre at the Omischl Sports Complex. The City has engaged EllisDon, teamed with J.L. Richards & Associates and BBB Architects, to deliver this accessible, sustainable, community-focused facility. The \$63 million project is supported by up to \$25.778 million from the Government of Canada's Green and Inclusive Community Buildings (GICB) program.

Project Phases and Current Status

The project encompasses key phases: Project Validation, Conceptual Design, Design Development Construction Documents, Construction, and Commissioning. Following a pause in the original timeline, the project was restarted using a progressive design-build approach to streamline delivery and manage costs. The design-build team, led by EllisDon, completed the Project Validation phase, incorporating stakeholder input gathered previously and confirming functional programming aligned with prior planning efforts (MURF 2013, Arena Council Sub-committee 2017-2018, MURF Update 2019). EllisDon provided a Guaranteed Maximum Price (GMP) for construction, ensuring cost certainty. On November 17, 2024, Council voted to proceed with construction.

Construction commenced with site preparation in December 2024. As of May 2025, all micropiles have been installed, and the project is actively forming and pouring footings, advancing the foundation work critical to the facility's structural integrity.

Design and Sustainability Features

The Community and Recreation Centre is designed to meet the Canadian Green Building Council's (CaGBC) Zero Carbon Building Design Standard V3, as required by the GICB program. We have submitted for design certification and will provide further details once the CaGBC completes its review. Key sustainability features include:

- CO2 refrigerant plant with waste heat recovery system
- Central energy loop with air source heat pumps (replacing natural gas boilers)
- Supplementary electrical boiler system (replacing natural gas)
- Enhanced envelope systems, insulation, and building footprint adjustments for energy efficiency
- Future provisions for solar panels and a Battery Electrical Storage System to reduce peak loads

These elements advance Canada's climate priorities by reducing greenhouse gas emissions, improving energy efficiency, and enhancing climate resilience, ensuring a state-of-the-art, environmentally responsible facility.

The design includes a 300-square-foot space for a food services vendor, delivered as a base shell with basic utilities stubbed to the space. The selected vendor will be responsible for all fit-up costs, such as ventilation and equipment, ensuring no additional impact on the project budget.

Schedule Update

The project remains on track with the timeline established under the design-build framework. Briefly:

- December 2024, construction began with site preparation.
- May 2025, completion of micropile cap installations and ongoing footing pours.
- Next milestones will include completion of footings and foundation walls followed by the initiation of structural framing (Summer 2025).
- Projected Completion remains August 2026.

The project team is actively monitoring progress to maintain schedule.

Cost and Funding Update

The GICB program provides up to \$25.778 million towards project expenses. The GMP received from EllisDon, ensures cost certainty for the construction phase. To date, the project has incurred minimal extra costs due to site preparation (\$8,194) with final measurements and invoicing for groundwork to be completed at the end of May.

Staff continue to monitor expenditures closely.

The US trade war poses potential risks to the project budget due to its dynamic and unpredictable nature.

The project team has implemented proactive measures to mitigate tariff-related risks. Measures include:

- Identifying exposures such as assessing supply chain vulnerabilities to potential tariffs.
- Sourcing materials from alternative suppliers less impacted by trade restrictions.
- Securing critical materials in advance to lock in costs to avoid future price increases.

These efforts have been effective, as no tariff-related costs have been incurred to date. However, the team continues to monitor the trade environment and will adjust strategies as needed to minimize future impacts.

Next Steps

A Request for Proposals (RFP) will be issued shortly to select a food services vendor to provide food and beverage offerings, tailored to the Community Centre's sports and community activities.

Community Services staff are meeting with North Bay Sport Hall of Fame representatives regarding a recognition area within the main lobby. More details will be shared in the future.

Financial/Legal Implications

Financial and legal implications remain as articulated in Report to Council CAO-2024-008.

Corporate Strategic Plan

- | | |
|---|---|
| <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:

That Council receives Report to Council No. IO-2025-007 dated May 9, 2025, with respect to the Community and Recreation Centre for information purposes.

Option 2:

That Council not receive Report to Council No. IO-2025-007 dated May 9, 2025, with respect to the Community and Recreation Centre for information purposes.

Recommended Option

That Council receive and refer Report to Council No. IO-2025-007 dated May 9, 2025, from David Jackowski, to the Infrastructure and Operations Committee.

Respectfully submitted,

Name: David Jackowski, P.Eng.

Title: Manager, Special Projects

I concur with this report and recommendation

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: Alan Korell, P.Eng.

Title: City Engineer – Infrastructure and Operations

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: David Jackowski, P.Eng.

Title: Manager, Special Projects