

THE CORPORATION OF THE TOWN OF GEORGINA

SPECIAL COUNCIL MINUTES

Friday, March 2, 2018
9:00 AM

Staff:

Winanne Grant, Chief Administrative Officer
David Reddon, Deputy CAO/Director of Corporate Services
Harold Lenters, Director of Development Services
Robin McDougall, Director of Recreation and Culture
Michael Rozario, Acting Director of Emergency Services and Deputy Fire Chief
Bev Moffatt, Director of Human Resources
Lawrence Artin, Manager of Parks and Facilities
David Harvie, Director of Library Services/CEO
Marc Pourvahidi, Acting Executive Director of Capital Initiatives
Rob Wheeler, Treasurer
Kim MacGillivray, Communications & Social Media Strategist
John Espinosa, Town Clerk
Carolyn Lance, Council Services Coordinator

1. CALL TO ORDER - MOMENT OF MEDITATION

"We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship."

A moment of meditation was observed.

2. ROLL CALL

The following Members of Council were present:

Deputy Mayor Davison	Councillor Biggerstaff
Councillor Fellini	Councillor Neeson
Councillor Sebo	Councillor Harding

Regrets; Mayor Quirk

3. COMMUNITY ANNOUNCEMENTS None.

4. INTRODUCTION OF ADDENDUM ITEM(S) *None.*

5. APPROVAL OF AGENDA

Moved by Councillor Harding, Seconded by Councillor Sebo

RESOLUTION NO. C-2018-0115

That the agenda be approved as presented.

Carried.

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF *None.*

7. ADOPTION OF MINUTES *None.*

8. SPEAKERS *None.*

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS *None.*

11. PUBLIC MEETINGS *None.*

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS *None.*

(2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*

(3) OTHER PUBLIC MEETINGS *None.*

12. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Chief Administrative Officer:

(A) Council Education and Information Workshop – Special Capital Projects, MURC and Civic Centre

Marc Pourvahidi

•Magnitude of these major capital projects being undertaken in 2018 is unique in the history of Georgina.

•he will provide a history and background respecting the Multi Use Recreational Complex (MURC) and Georgina Civic Centre and Hersh Project Consultants will go

through a number of options of how to conduct a construction methodology for better results

•Section 1 – Multi Use Recreational Complex (MURC)

- the need identified in 2014 for the south Keswick area was utilized and included in the Development Charges background study to enable the Town to collect development charges from all development applications submitted to the Town
- recommended amenities included multi-tank aquatics facility, double gymnasium with walking track, dedicated senior and youth lounges, multi-use program and meeting rooms, activity studio, library branch, ancillary spaces such as offices for minor sports organizations, food and beverage concession, storage space, etc
- Keswick Fire Hall not to be co-locating
- proposed components and approximate sizes equate to just over 75,000 square feet;
- library square footage has not yet been finalized
- staff working toward land acquisition, project process mapping, retention of a Project Manager and an architectural firm, internal consultation on functional design, public consultation, development of a business plan and a preliminary concept design
- staff currently engaged in internal discussions on the project mapping, securing land, verifying amenities for inclusion in the MURC, Council input, preliminary endorsement of the concept, discussion on construction methodology/approach, and preparation of the Request for Proposal (RFP) document to retain a Project Manager/Architect
- 2019 will include finalization of concept plan, Council approval, planning approval, technical/detail design, procurement process, site preparation and construction plan

•Section 2 – Georgina Civic Centre (GCC)

- important services housed and delivered from the Civic Centre
- Council adopted the Town Strategic Plan; Goal 4 of that plan to 'provide exceptional municipal services' was given high priority
- Strategic Accommodation Options Plan was conducted in 2016 that included five options to accommodate a new Civic Centre building
- Council identified the current location as the preferred site for future Civic Centre accommodation
- Reviews and Studies; Building Condition Review was conducted in 2016 by Brown & Beattie, identified many areas where improvements are needed solely to comply with current Accessibility for Ontarians with Disabilities Act (AODA) and revealed many inefficiencies in the areas of health, safety and operational risks
- a major retrofit as well as an addition are necessary or construction of a new building on this property
- air quality testing was conducted due to health concerns related to the Civic Centre's air quality; very low relative humidity levels, high room temperatures, lack of air movement, presence of significant and noticeable moldy odours in some sections requiring immediate attention

- Council directed a future Civic Centre be accommodated on the current property; options include building a new standalone building or completely retrofit the present building with an expansion
- current construction budget of \$26,500,000
- the structure, design, condition and limitations of the current 60 year-old building do not provide an opportunity to accommodate a viable long-term solution to address future needs; staff have recommended a new stand-alone building
- next steps include i) issuance of a Request for Proposal for Project Management to provide advice on construction methodology, guide the process through the desired approach and method, lead the Town with the procurement process, oversee technical/certification of projects, ii) issuance of Request for Proposal for Design Firm (Architect) to provide advice on design options, guide the Town through functional design, prepare Concept Design drawings for the hiring of a contractor, provide general observation for construction outcome and quality control, iii) Issuance of a Request for Proposal for a Construction Contract to retain the services of a construction contractor based on the preferred methodology, receive updated/final construction cost, site preparation and mobilization, and construction, iv) 2018 Council reports to award the contracts for Project Management Services and Architectural Services and public consultation sessions, 2019 award of construction services progress reports, substantial completion
- more public information sessions required with respect to the MURC project than the Civic Centre project
- minimum of 18-24 months for each project
- Council decision required to choose between a complete retrofit of the current building and an addition, or a new stand-alone building on the Civic Centre grounds
- MURC components include indoor tracks to be finalized through concept design
- Library size to be reconciled
- funds are currently not being collected through development charges for any additional space and would need to be paid for by tax levy
- close to securing lands for the MURC project, within 2 months
- will be significant amount of public consultation sessions held
- options will be explored with any potential partners
- East Gwillimbury has not set a date for its recreational facility and a partnership with the YMCA has not been finalized to date

Robin McDougall

- Council direction given for 7 hectares for the MURC
- MURC concept design/block design sets out different components and landscaping; staff to bring concept design to Council for approval
- Civic Centre Request for Proposal being drafted and to be out as soon as possible, consultant to be awarded in April
- draft RFP provides the option of one Project Manager and one Architect to handle both projects or one for each project; phase 1 is the Concept Design and phase 2 is the Detailed Design, complete by mid-2019

Winanne Grant

- intend to issue Requests for Proposal for Architects and Project Managers within the next couple of weeks, awarding of contracts is scheduled for April 18
- Council to provide decisions on a concept design, location for the MURC, renovate or new build for the Civic Centre and the location on this property
- the efficiency of making a decision on a retrofit or rebuild prior to procuring a Project Manager depends on the level of analysis Council feels is requires; more information could be included in the scope for a Project Manager and Architect with a corresponding compensation factor
- A Request for Proposal will be issued on or near March 21st with a three week deadline for submissions, an evaluation period is provided and a staff report is due to Council May 16th for awarding Project Manager and Architect contracts. An RFP will not be issued until Council decides on moving forward with a renovation of the current building or construction of a new building.
- new build vs renovate/addition; if new build on another footprint, staff will remain in the current building during construction, and Council will need to decide on the long term use of the current building following construction of the new build. If a new building is to be constructed on the same footprint as the current one, alternate accommodate for staff during construction would be necessary. At 28,000 square feet, cost is a factor for alternate accommodation.

Marc Pourvahidi

- major steps need to be accomplished prior to collecting funds for the MURC project and the development charge by-law would need to be amended to collect for construction of a larger space
- business plan for the MURC is preliminary at this time
- naming rights for certain rooms/areas is a valid suggestion

Robin McDougall

- staff will be submitting a report on May 16th concerning a sponsorship program to obtain expertise on developing a policy to assist staff to obtain naming rights and marketing assets and enter into contracts

Council

- staff to review potential to allocate office space to be rented by businesses
- should construction occur as soon as possible to realize savings

Marc Pourvahidi

- if the new term of Council provides the opportunity to proceed immediately, the detailed design could be ready by the summer of 2019 and construction shortly thereafter

Council

- suggest visioning session with staff concerning the Civic Centre before the process begins

- if rebuild is chosen, staff should investigate a means to delay certain accessibility requirements in the current building

Marc Pourvahidi

- zoning for this area only allows for municipal use. If retaining this building for future uses, would need to find a municipal partner to do so. Unfortunately as long as this building is operational, all costs and health and safety issues will continue unless Council wishes to find alternate accommodation immediately and that by itself could take as much time as constructing a new building. This building should remain operational until a new building is completed and ready to move in.
- alternative building options will be investigated

Winanne Grant

- already transitioned to do what is necessary in order to not incur further investment in this building
- staff provided a report concerning the suitability of telecommunication and internet connectivity at this location and Council made the decision for the Civic Centre to remain at this location

Moved by Councillor Biggerstaff, Seconded by Councillor Neeson

RESOLUTION NO. C-2018-0116

That the presentation provided by staff concerning the Special Capital Projects of the Multi-Use Recreational Complex and the Civic Centre building be received.

Carried.

Moved by Councillor Harding, Seconded by Councillor Fellini

That the meeting recess at 10:45 a.m.

Carried.

The meeting resumed at 10:58 a.m.

Marc Pourvahidi introduced Susan Hersh and Anthony Boland of Hersh Project Consultants, retained to examine the construction approach and methodology and opportunities to expedite the process.

Susan Hersh and **Anthony Boland** reviewed their presentation concerning the aspects of a Project Manager and an Architect and their various characteristics, as well as construction management vs design-bid-build.

Marc Pourvahidi

- reference report will highlight all positive and negative aspects
- a two-envelope system is a procurement process used to receive the most experienced, most qualified and most seasoned contractor
- staff will report to Council highlighting all challenges and methodology to mitigate any and all risks

Moved by Councillor Biggerstaff, Seconded by Councillor Fellini

RESOLUTION NO. C-2018-0117

That the presentation provided by Susan Hersh and Anthony Boland of Hersh Project Consultants, concerning the aspects of a Project Manager and an Architect and their various characteristics, as well as construction management vs design-bid-build, be received.

Carried.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT *None.*
 - (1) Dispositions/Proclamations *None.*
 - (2) General Information Items *None.*
 - (3) Committee of Adjustment Planning Matters *None.*
 - (A) Under Review
 - (B) Recommendations
 - (C) Decisions
14. MOTIONS/NOTICES OF MOTION *None.*
15. REGIONAL BUSINESS *None.*
16. OTHER BUSINESS *None.*
17. BY-LAWS *None.*
18. CLOSED SESSION *None.*
 - (1) Motion to move into closed session of Council
 - (2) Motion to reconvene into open session of Council and report on matters discussed in closed session.
19. CONFIRMING BY-LAW

Moved by Councillor Harding, Seconded by Councillor Neeson

That the following by-law be approved

- (1) By-law No. 2018-0017 (COU-2), a by-law to confirm the proceedings of Council on March 2, 2018

Carried.


20. MOTION TO ADJOURN

Moved by Councillor Sebo, Seconded by Councillor Fellini

That the meeting adjourn at 12:02 p.m.

Carried.


Naomi Davison, Deputy Mayor


John Espinosa, Town Clerk