

HE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. SI-2023-0005

**FOR THE CONSIDERATION OF
COUNCIL**

March 1, 2023

SUBJECT: Replacement Civic Centre

1. RECOMMENDATION:

- 1. That Council receive Report No: SI-2023-0005 prepared by the Capital Projects Division, Strategic Initiatives Department dated March 1, 2023 respecting the Replacement Civic Centre that includes as an attachment, Report No: SI-2023-0002 dated January 24, 2023.**
- 2. That Council approve an updated total project budget of \$50,000,000.00 for the complete design and construction of a new Replacement Civic Centre and all related works including the demolition of the existing Civic Centre.**
- 3. That Council approve the issuance of a Request for Tender (RFT) for the construction of the Replacement Civic Centre and all related works including the demolition of the existing Civic Centre and return to Council at the appropriate time to award the contract.**
- 4. That Council approve and authorize the Chief Administrative Officer (CAO) to approve revisions to the design of the building within the approved budget.**
- 5. That Council approve that the Replacement Civic Centre be designed and certified as LEED Gold.**

2. PURPOSE:

To provide Council with an update on the current status of the Replacement Civic Centre project with respect to what was passed by Council on Jan 24, 2023, what Council requested take place between Jan 24, 2023 and March 1, 2023 and to now seek approval for the outstanding recommendations that were deferred on Jan 24, 2023.

3. BACKGROUND:

At the Council Meeting of Jan 24, 2023, eight (8) Recommendations were put forward as outlined in Report No: SI-2023-0002 (Attachment 1). Of the eight recommendations, the following four were passed by Council on Jan 24, 2023:

- 1. That Council receive Report No: SI-2023-0002 prepared by the Capital Projects Division, Strategic Initiatives Department dated January 24, 2023 respecting the Replacement Civic Centre.**
- 3. That Council approve an updated fee budget for CBRE of \$998,190.13 and for IBI of \$2,033,375.26 plus applicable taxes, and that compliance with By-law No. 2018-0051 (PUR-1) and Procurement Policy No. CS-2018-PS001 be waived to the extent necessary to permit such updated fee budget.**
- 4. That Council approve a contingency for consultant services (CBRE & IBI) of \$203,000.00 plus applicable taxes.**
- 8. That Council approve the funding strategy outlined in the 2023 Draft Budget Report and within the financial section below, including:**
 - The creation of a new Replacement Civic Centre reserve**
 - Allocating the 2023 and 2024 non-core dedicated Infrastructure Levy to this new reserve**
 - Reallocating reserve contributions from the Facility Repair and Replacement and Corporate Capital reserves as shown in the 2023 Draft Budget**
 - Approving the use of a temporary capital line through Infrastructure Ontario, to provide the option of temporarily funding the expenditures relating to the project, to a maximum of 5 years, as the Town contributes to the new reserve**
 - Approving the use of internal borrowings against Town reserves**
 - Providing the Treasurer delegated authority to determine the split of funding between the new reserve, internal borrowings, and the temporary capital line, to ensure the most optimum financing scenario is obtained, as economic conditions shift throughout the repayment period**

It was unanimously passed by Council that the decisions on the balance of the recommendations i.e. #s 2,3,4 & 5 currently outlined in this report under "Recommendation:" be deferred until the next Council Meeting to be held on March 1, 2023.

The time period between Jan 24, 2023 and March 1, 2023 was to be used for Council and the public to have the opportunity to further review the current Report No: SI-2023-

0002 as well as all other readily available documents and material and provide Council the opportunity to ask Staff for further clarification or to respond to any further questions.

4. ANALYSIS:

Staff along with the project consultants (CBRE and IBI) met with all Council Members for about an hour each, over the two-day period of Jan 31 and Feb 1, 2023 to discuss outstanding questions. Staff also met with members of Council outside of these two days to address any further questions. Staff then prepared a set of Frequently Asked Questions (FAQs) (Attachment 3), informed by the meetings, that was posted online on the Town's [website](#), on Feb 10, 2023. Local media (Georgina Advocate and Georgina Post) was also advised of the new FAQs and related webpage updates.

There were some questions and concerns raised by a couple of members of Council with respect to sustainability and what would be the best approach for the replacement Civic Centre. Leadership in Energy and Environmental Design (LEED) provides a global standard for a proven and holistic approach that helps virtually all building types lower carbon emissions, conserve resources, and reduce operating costs by prioritizing sustainable practices that results in healthy and efficient buildings. LEED accreditations standards include the following in ascending order; Certified, Silver, Gold and Platinum.

There are nine categories within the LEED framework for which points can be achieved to meet the various levels of accreditation. The category of "Energy and Atmosphere (EA)" carries the most points available - 33. If pursuing LEED Gold is approved, this is the category for which the Town would seek to attain between 20 to 23 points. These points target the various building systems and their performance which impact the energy efficiency and comfort of the building environment.

5. RELATIONSHIP TO STRATEGIC PLAN:

PRIORITY 2: "Promote a High Quality of Life" - Healthy, Safe, Sustainable;
Communities - A vibrant, healthy, safe and accessible community;

PRIORITY 3: "Engage Our Community & Building Partnerships" - Communication
Engagement, Collaboration & Partnerships;

PRIORITY 4: "Provide Exceptional Municipal Service" - Organizational &
Operational Excellence to the residents and other stakeholders.

6. FINANCIAL AND BUDGETARY IMPACT:

Refer to Report No: SI-2023-0002 dated Jan 24, 2023 (Attachment 1).

Approved By: Rob Wheeler
Deputy CAO / Treasurer,
Office of the Deputy CAO

Approved By: Ryan Cronsberry
Chief Administrative Officer,
Office of the CAO

Attachments:

Attachment 1: Report No: SI-2023-0002.

Attachment 2: Concept Plans

Attachment 3: FAQs