



THE CORPORATION OF THE
TOWN OF GEORGINA
Council Addendum Agenda

Wednesday, June 23, 2021
9:00 AM

Pages

12. REPORTS

1. Adoption Of Reports Not Requiring Separate Discussion

*m. Multi-Use Recreation Complex (MURC) Construction Services

3

Report No. CAO-2021-0006

****PLEASE NOTE; THIS ITEM, REPORT NO. CAO-2021-0006, IS LISTED AS ITEM 12.1(I) ON THE MAIN AGENDA, FOR ISSUANCE BY ADDENDUM****

Recommendation(s):

1. That Council receive Report No. CAO-2021-0006 prepared by the Office of the CAO dated June 23, 2021 respecting the Multi-Use Recreation Complex (MURC) Construction Services;
2. That Council receive the presentation respecting the Multi-Use Recreation Complex (MURC) Construction Services;
3. That Council approve the full build (Option A) at a construction bid price of \$39,733,000 excluding HST to the lowest bidder, Aquicon Construction Co. Ltd;
4. That Council approve all related funding for the full build (Option A) that make up a project budget of \$50,200,000 including 1.76% non-rebate tax, which will be predominately funded through Development Charges, and excludes costs related to land development;
5. That Council approve additional costs for Colliers and Perkins&Will of \$375,000 and \$146,470 respectively excluding HST;
6. That Council approve an amended delegated authority allowing the Head of Special Capital Initiatives authority to approve change orders with an amount up to \$150,000 excluding HST per change order as long as the amount of the cumulative changes for the MURC

awarded contracts and the project remain within the approved project budget;

7. That Council approve an amended delegated authority allowing the Chief Administrative Officer(CAO) or the Director of Corporate Services & Treasurer authority to approve change orders with any amount above \$150,000 excluding HST per change order as long as the amount of the cumulative changes for the MURC awarded contracts and the project remain within the approved project budget;
8. That Council authorize the Mayor and Clerk to enter into a Land Transfer agreement to transfer title of Block 588 in Draft Plan of Subdivision 19T-18G01 from Wesrow to the Town.

(Advisement: Presentation by staff to be provided)

- *a. Additional correspondence from Adrienne McDowell in support of going forward with the MURC initiative without delay.

30

18. CLOSED SESSION

1. Motion to move into Closed Session of Council

- *b. INFORMATION EXPLICITLY SUPPLIED IN CONFIDENCE TO THE MUNICIPALITY OR LOCAL BOARD BY CANADA, A PROVINCE OR TERRITORY OR A CROWN AGENCY OF ANY OF THEM; Section 239(2)(h), MA

- Staff Verbal Report, Procurement Matter, Egypt Works Yard Update

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. CAO-2021-0006

**FOR THE CONSIDERATION OF
COUNCIL**

June 23, 2021

**SUBJECT: MULTI-USE RECREATION COMPLEX (MURC) CONSTRUCTION
SERVICES**

1. RECOMMENDATION:

- 1. That Council receive Report No. CAO-2021-0006 prepared by the Office of the CAO dated June 23, 2021 respecting the Multi-Use Recreation Complex (MURC) Construction Services;**
- 2. That Council receive the presentation respecting the Multi-Use Recreation Complex (MURC) Construction Services;**
- 3. That Council approve the full build (Option A) at a construction bid price of \$39,733,000 excluding HST to the lowest bidder, Aquicon Construction Co. Ltd;**
- 4. That Council approve all related funding for the full build (Option A) that make up a project budget of \$50,200,000 including 1.76% non-rebate tax, which will be predominately funded through Development Charges, and excludes costs related to land development;**
- 5. That Council approve additional costs for Colliers and Perkins&Will of \$375,000 and \$146,470 respectively excluding HST;**
- 6. That Council approve an amended delegated authority allowing the Head of Special Capital Initiatives authority to approve change orders with an amount up to \$150,000 excluding HST per change order as long as the amount of the cumulative changes for the MURC awarded contracts and the project remain within the approved project budget;**
- 7. That Council approve an amended delegated authority allowing the Chief Administrative Officer(CAO) or the Director of Corporate Services & Treasurer authority to approve change orders with any amount above \$150,000 excluding HST per change order as long as the amount of the cumulative changes for the MURC awarded contracts and the project remain within the approved project budget;**

- 8. That Council authorize the Mayor and Clerk to enter into a Land Transfer agreement to transfer title of Block 588 in Draft Plan of Subdivision 19T-18G01 from Wesrow to the Town;**

2. PURPOSE:

To present all related information and deliverables related to constructing the Multi-Use Recreation Complex (MURC) for Council's consideration and direction.

3. BACKGROUND:

In 2014, Council adopted in principle the Recreation Facility Needs Study (RFNS). The RFNS identified strategies to address current and future infrastructure and service needs through a wide-ranging community engagement program and the application of provision targets (based on industry standards, municipal benchmarks, and local utilization levels). The Study took into account the demographic changes and future trends anticipated to 2031, as well as other local and regional demand factors. Notably, the Study recommended that several of the identified facility needs for the current and growing population of Georgina be contained within a Multi-Use Recreation Complex (MURC), located in South Keswick. The RFNS recommended building the MURC by 2018, pending securement of a suitable site and funding; and decisions related to various optional components were also referred to subsequent analyses.

On October 26, 2016, Town Council received the Library Services and Facility Master Plan, as presented by Paul Nicholls, then Chair of the Georgina Public Library Board. This Plan calls for a variety of service and facility improvements, chief among those being the construction of a new library branch, ideally within the shared MURC facility in order to best serve the community.

Local support for a MURC is substantial. The online survey for the 2014 Study found that 88% of respondents agreed or strongly agreed with the following statement: "The Town should consider developing a Recreation Centre in the Keswick area with components such as an indoor pool, arena, gymnasium, walking-track, and/or community rooms." While Keswick residents were more likely to agree with this statement, two-thirds of the residents that responded in other communities were also supportive of this initiative.

The planned MURC facility reflects a range of services that residents have said they want and need. Since the 2014 Study, the Town has systematically been working towards meeting the current and future recreational needs of its residents by moving the MURC project forward. Several options relating to location, combined civic services, and management models were considered, with Council endorsing a schematic design in 2019 that would guide the more recent detailed design work.

Recommended Components and Local Demand

The planned MURC will contain amenities that were supported by the 2014 RFNS, with only modest adjustments through the design process. Planned components include a multi-tank indoor pool (six-lane lap pool, teaching/leisure pool and therapy pool), full-size gymnasium with walking track, activity studio, meeting and multi-purpose rooms, a discovery library branch, and common areas.

Indoor Aquatics

The aquatic complex is a critical space to the success of the proposed MURC. With an estimated current population of 49,978¹, the Town's service level target (one indoor pool per 35,000 persons) suggests that 15,000 residents do not presently have adequate access to an indoor pool, growing to 36,000 by 2041. There is currently a shortage of indoor pools and this gap is projected to grow more acute over time.

The 2014 RFNS supported a second pool location when demand reached 1.5 pools (52,500 persons) with continued growth. The latest population projections suggest that the Town will reach this threshold in 2023 when the MURC is proposed to open.

Looking specifically at Keswick, this area has an estimated population of 30,248 in 2021², which – given future growth – is a sufficient population base to support an additional indoor aquatic complex. The growth forecasts from the Town's 2021 Development Charges Background Study, indicates that Keswick will reach 35,811 by 2031 and 44,059 by 2041. It is important to note that this forecast is predicated on a future Keswick sewage plant expansion. The geographic separation from the current Sutton pool makes for another reason for an additional nearby indoor aquatic complex to serve this Keswick growth. This in part has to do with the emergence of a new desire to live near the Lake while having a quick access to the 404 and the future 400-404 Bradford bypass.

The forecasts also suggest that all age groups will increase with population growth. The highest rates of growth are expected in senior cohorts (aged 65+ years) and families with young children (aged 0-14 years and 30-44 years), many of which are attracted to the area due to the housing market.

This is a strong profile for indoor aquatic services, which relies on demand for instructional swimming (young children) and warm water aquatics (older adults). The provision of a 6-lane 25m pool also provides new opportunities for competitive swimming and meets that cannot be accommodated in the Leisure Pool in Sutton. Additional functions and benefits of Indoor Aquatic Centres may include but not limited to:

- Supporting instructional swimming, recreational swimming and training/competition. Pools offer important lifesaving and physical health services.

¹ Keswick Secondary Plan, Commercial & Employment Land Analysis (2019) and Region of York, Proposed 2051 Forecast and Land Needs Assessment (2021)

² Keswick Secondary Plan, Commercial and Employment Land Analysis (2019)

- The demand for aquatic services is expanding. Broader uses and users require higher levels of design (e.g., multi-tanks, different configurations, etc.) and functionality (e.g., different water temperatures).
- The design of pools has changed significantly over the years, with a focus on welcoming, safe, bright and inclusive spaces. Other in-demand features include:
 - Warmer water teaching pools with zero depth entry and shallow water are used by children, seniors, persons with limited mobility in that they allow for comfort, teach non-swimmers to swim, are accessible and have therapeutic benefits.
 - Play features support a fun/recreational experience during popular family swims and help children build competence and comfort in aquatic environments.

Fitness and Community Spaces

Other proposed MURC components such as the gymnasium, walking track, multi-use meeting rooms, and active living space can be justified based on the current and projected population in the area, as well as an understanding of the anticipated level of service within the complex. These recommended spaces are vital in creating a multi-functional recreational centre and community hub.

The demand for gymnasiums in Georgina is strong – 71% of online survey respondents from the 2014 RFNS felt that the Town should direct additional spending toward this type of facility. Gymnasium sports continue to exhibit high levels of demand, especially among youth and younger adults who participate in programs such as basketball, volleyball, badminton, etc. Additionally since the 2014 RFNS was published, interest and demand for pickleball has skyrocketed, largely among older adults. Demand for non-structured activities and drop-in programs is also on the rise and gymnasiums are flexible spaces that accommodate a very wide range of uses. These demands cannot be adequately accommodated with the Town's undersized municipal gymnasiums or school facilities. A new gymnasium will offer the community a space with appropriate dimensions and ancillary spaces that support its use as a high functioning community asset.

Walking tracks, meeting and activity rooms are mandatory amenities within any modern multi-use community facility as they take advantage to economies of scale associated with operation and maintenance and to maximize rental and cross-programming opportunities. Promoting higher levels of physical activity is one of the key objectives established for the Town, as is facilitating recreational activities and community events for all age groups.

Discovery Branch

It is estimated that approximately 66% of Georgina's population growth will occur in the Keswick community, much of this within the South Keswick area. This area is

bounded roughly by Glenwoods Ave. in the north, Ravenshoe Rd. in the south, The Queensway South/Regional Road 21 in the west and Woodbine Ave. in the east.

The 2016 Library Masterplan identified the need to explore service delivery options to South Keswick in conjunction with the Town. The shortfall of library space at that time already justified a new branch. Moreover, as noted in both the 2014 RFNS and the 2016 Library Master Plan, the Library Board prefers new branches to be co-located with other community services, notably community centres and recreational facilities, allowing the Library to meet the needs of residents by fulfilling the role of a community hub. This type of partnership also makes good financial sense. As recommended by the RFNS, and strongly supported by World Café participants, including a new branch in this complex represents an excellent opportunity for the Library to serve residents.

The requirements of this future facility needs are supported by, the following trends and best practices:

- Participatory, sociable, lifelong learning and a “DIY” culture.
- The implementation of mobile, portable and wireless devices.
- The co-existence of virtual and tangible information resources.
- Branding and marketing the Library as a key destination—a community living room, hub and oasis.
- The importance of partnerships for service delivery and in the planning for new buildings.
- Increased emphasis on accessibility.
- A growing commitment to environmental leadership and sustainability.
- Flexibility of space (indoor-outdoor) Gathering, reading and info space.
- The library component should become the focus of gathering and serve as the connective space and living room for the community. It is the inclusion of the library that elevates this project beyond being just a recreation centre. It is the hub.
- With its convenience, technology and careful planning, this space could contribute to leveling the playing field for families by making resources available and therefore providing for more inclusivity.
- The synergies between the recreation programming space will create a richer, more diverse culture in this building; allowing it to better evolve as the community grows.

Activity & Demographic Considerations

Communities view recreation, parks and libraries as essential services and believe that these spaces and services will be a critical contributor to our recovery from the COVID-19 pandemic. The pandemic has caused increased physical inactivity and social isolation, especially among children/youth, seniors, and vulnerable populations.

It is imperative that the recreation, parks, sport and library opportunities that are so critical to our physical health, mental health and community wellbeing – including those proposed through the MURC – be provided as soon as safely possible. Unfortunately, due to the pandemic, community access to schools was eliminated and many other critical spaces – such as YMCAs in some communities – have closed permanently. Going forward, this underscores the importance of municipalities as trusted and reliable providers of recreation programs and facilities.

The proposed MURC will offer affordable, quality recreation and library services and respond to the needs of existing residents and a growing population – the area is expected to see significant residential growth in very close proximity to the MURC site. Keswick has an ample supply of future residential lands and is poised for substantial growth. The Planning Division has been fielding a notable increase in inquiries and – as has been the case in similar communities – is well positioned to benefit from the post-pandemic work-from-home and suburban growth boom.

Keswick is the Town's largest settlement area with a current estimated population of 30,248 residents. Between 2006 and 2019, Keswick accounted for 96% of Georgina's population growth. Moving forward, the Town's Development Charges Background Study allocates 66% of future population growth to the Keswick area.

Table 1: Population Forecasts

Year	Town of Georgina	Keswick
2021	49,978	30,248*
2031	59,146	35,811
2041	70,903	44,059
2051	71,900**	n/a

Approximately 66,000

Source: Town of Georgina Development Charges Background Study (March 2021); adjusted for Census under-coverage

* Keswick Secondary Plan, Commercial & Employment Land Analysis (2019)

** York Region, Proposed 2051 Forecast and Land Needs Assessment (2021)

The MURC Delivers on our Community Priorities

Implements our Strategic Plan by addressing a demonstrated need, both now and into the future.

Several plans and studies support the provision of the MURC in pace with population growth, as a means by which to engage our community, build partnerships, promote a high quality of life, grow our economy, and develop exceptional service. It is important to align capital projects with planning studies as they are based on extensive consultation and seek to respond to changing trends and needs while creating a strategy that promotes equity and efficiency across the Town.

Engages more people in recreation and physical activity

Multi-use centres attract more visits than smaller, single-use facilities, providing a critical mass and vibrancy that attracts users at a higher rate. As a result, usage at

multi-use centres is greater than the sum of its parts. Centres with indoor pools – especially multiple tanks – and libraries tend to attract the greatest number of users.

Inevitably when smaller, single-use centres are built, municipalities most often hear from customers about the components that are missing, such as pools, gymnasiums, multi-use activity rooms, libraries and support spaces. Consumers have shown a willingness to travel farther for high quality facilities that better meet their needs.

Fosters skill development, creative expression and leadership development

With the introduction of additional meeting rooms and a new state of the art discovery branch library there are additional opportunities to enhance programming that supports entrepreneurial development and business growth. With a significant growth of home based and micro businesses there is a desire to continue to offer business supports from a number of satellite locations throughout the Town. This location within one of the largest residential areas in Keswick will provide the space required for a wide variety of local and Regional programming that supports the needs of our new residents.

Maker spaces, such as the one planned for the Discovery branch at the MURC, offer a variety of opportunities for residents of all ages to develop new skills and express themselves in creative ways, both to advance their careers and simply to have fun. There are also opportunities for leadership development through peer mentoring and volunteer opportunities.

Supports mental wellness and personal health

The benefits of community facilities extend beyond recreation and sport to holistic outcomes involving community engagement, social connections and personal health, wellness and physical activity for all residents. Multi-use centres also attract a more diverse customer base, fostering understanding, awareness, connectedness and reduced isolation.

Promotes social wellbeing and inclusion

Municipalities are increasingly placing a priority on robust, highly functional public spaces that are fully accessible, flexible and able to meet a broad range of needs. This includes recreation centres with multiple high-capacity components, large public space lobbies for public gathering, well lit spaces with access to natural light, energy efficient systems and access to outdoor spaces. The inclusion of library spaces and social amenities helps to maximize the overall experience for users as well as to potentially attract non-traditional customers to the facility. The provision of common areas also helps to increase visits during non-peak hours as residents use the facility to meet friends or as part of their daily routine.

Provides options for all ages and abilities

Multi-use centres allow for a wide variety of spaces and activities that respond to a broader range of residents, as well as greater potential for barrier-free spaces and high quality public spaces.

Through their multi-use, inclusive and intergenerational spaces and activities, multi-use centres allow for increased cross-programming and help to make the centre a true destination for all. A lack of free time is a persistent barrier to participation and multi-use facilities are an effective mitigating measure as they offer multiple opportunities for people of all ages (often simultaneously, which is a key benefit for families that are time-pressed).

The ability to offer extended programming for people of all ages and abilities is particularly important in active, diverse communities. For example, as older adults and seniors become fitter, older and smaller facilities struggle to meet the programming needs of everyone within this age group. The diversity and multiplicity of activities creates a sense of excitement and vibrancy that is not normally achieved in single purpose facilities.

Decreases financial barriers and improves geographic access

The MURC is proposed to be located in Keswick, within the catchment area of Georgina's most populated community hub. Convenience and proximity of services plays a major factor in our residents' abilities to access programming and to participate.

The largest community hub population of Georgina will be within a short drive, bicycling and/or walking distance to the MURC in addition to the York Region Transit (YRT) bus line, which will contribute to reducing transportation barriers. All contributing factors in promoting affordable participation and accessible health, wellness and educational opportunities.

Affordability is also of significant importance to our community. Staff will have the ability and capacity to provide enhanced access to multiple programming, recreational and library service opportunities operating simultaneously within one multi-use facility. The multi-use, energy efficient design will further contribute to operational savings and efficiencies. Staff will continue to optimize revenue opportunities and establish programs, services and schedules that optimize, balance and promote accessibility and affordability for our users.

Enhances convenience through co-located services and partnerships

Multi-use centres create a critical mass that is appealing to social services and agencies, such as public libraries, child care, newcomer services, and other governmental and non-profit agencies, encouraging them to co-locate under one roof to serve the needs of the local community. Multi-use centres can also enhance the

attractiveness of private sponsorships, and offer opportunities to improve revenues streams if desired. The convenience of this model makes multi-use centres especially popular with users and have been shown to attract new participants in other communities.

Creates a destination that contributes to a complete community

Residents across the country are placing a growing focus on quality services, choice and user convenience. The MURC is able to meet these objectives due to its economies of scale and a one-stop shopping model. Quality of life amenities such as the MURC are known to be attractive to existing and potential homebuyers and businesses.

Accommodates a wide mix of year-round programming

Customer preference for self-directed, unstructured activities continues to be strong. Youth and adults in particular need greater flexibility in scheduling when they attend classes or pick-up games as an example. Equally important are opportunities to play without instruction. Table tennis, pickleball, drop-in basketball, lane swimming and time in the recording studio are examples of such programs. In addition, registered/instructional programming (particularly for children and youth) remains in high demand and represents an important aspect of the Town's recreation offerings.

Multi-use centres allow for greater program opportunities due to their multiple spaces and larger class sizes, allowing staff to maximize their time and resources. They also attract casual users at higher rates due to their multiple components, such as full-size gymnasiums and maker spaces. Daily and year-round usage is common. Extended hours help to respond to the desire for self-scheduled recreation and for those that are seeking hours beyond prime-time. With irregular hours becoming commonplace in various employment sectors (and increasing "work from home" scenarios), multi-use centres can help to address the "lack of time" barrier.

Provides event-ready facilities for the sport community

Multi-use centres provide an opportunity for the Town to address both community recreation and sport needs within larger-capacity, sport-friendly facilities. Through adherence to contemporary design standards, many of the elements required in modern centres also have an ability to serve sport training and competition needs, though community recreation uses will continue to take priority. Among the many potential benefits, the accommodation of sport within community facilities helps to create awareness, excitement, economic spin-offs and stimulate higher levels of participation.

Responds to changing trends through contemporary designs and flexible, COVID-adaptable spaces

The extra space afforded by multi-use centres provides improved flexibility as trends and programming needs evolve, including the needs in a post-COVID world.

Combined with the application of contemporary standards and thoughtful design (e.g., above grade pools that make use of natural light), this increases the facility's relevance and longevity. For example, gymnasiums are being designed with temporary barriers, walls, bleachers and other amenities that can be easily adjusted or removed depending on the type of activity or event.

Showcases environmental responsibility through green technologies and sustainable features

Multi-use centres allow opportunities to showcase best practices in environmental design and sustainable practices. This encourages the efficient use of space, allows for education opportunities, the possibility of heat recovery (reuse of heat), and puts the Town in a position to be a leader and encourage the type of green development and growth that needs to be implemented to achieve the Canadian target of net zero emissions by 2050.

The project is designed with energy, environment, and occupant health and wellbeing in mind. A big part of this goal is to working within the LEED measuring framework. LEED stands for Leadership in Energy and Environmental Design. This project is striving to achieve the Gold level of LEED V4 BD+C Certification, which is one of the highest rankings in the system.

In order to achieve that target a sustainability plan is being implemented that is extensive, holistic, and thorough, and includes evaluation and consideration of over 60 features under 9 categories. This enables the client and design team to maximize opportunities for integrated, cost-effective adoption of green design and construction strategies into the project.

Some of those opportunities include:

- Improving water efficiency through reduction of use and monitoring;
- Optimizing energy performance of heating and cooling systems;
- Supporting alternative modes of transit to the site like cycling;
- Implementing a higher level of commissioning that ensures systems are operating at maximum efficiency;
- Reduction of construction waste;
- Selection of sustainable materials;
- Minimization of exterior hard surface area and management of rain water run off; Improvement of indoor air quality;
- Reduction of outdoor light pollution and maximization of daylighting of interior spaces; and
- Integration of drought resistant planting.

Provides a quality of life amenity that is attractive to current and future residents and businesses

Multi-use centres represent a significant monetary investment. In addition to enhanced service levels, these facilities can have a transformational impact on a

streetscape, neighbourhood and community. When done right, they can help to address broader economic, health and social outcomes ranging from poverty reduction to sport tourism to business attraction and beyond.

Creates jobs and contributes to our economic recovery

This location is strategically located on a major arterial road at the entrance to Georgina and consideration should be given to ensuring that a wide range of resident and visitor services/information can be provided. Identifying this as a satellite location for visitor services would help to promote the business services and attractions that are available in our Town. The recreational facilities both indoors and outdoors provide the ability to explore and enhance existing sports tourism opportunities.

Provides value by leveraging efficiencies

On a per square foot basis, most multi-use centres are more cost efficient to build and operate due to economies of scale (land/space and staffing). This impact is evident when one multi-use centre is compared against two smaller ones, leading to a lower cost per visit. Multi-use facilities are often growth-related and eligible for funding through development charges and– due to recent legislative changes - are now up to 100% recoverable. Furthermore, demand has not decreased and is projected to grow into the future – the longer we wait the more expensive the facility will become to build.

4. ANALYSIS:

Over the last seven (7) years, the Town of Georgina has systematically been working towards meeting the current and future recreational and library needs of its residents. As illustrated above, many steps have been undertaken to move this project forward. The diagram below illustrates some of the major components that have been completed in this process.



Project Management Process

In late 2018 Colliers Project Leaders was hired to guide the project forward with the Town's oversight. A parcel of land had been previously finalized as the selected site and Colliers immediately started on coordinating due diligence activities on the site.

These included geotechnical, archaeological, hydro geotechnical, and arborist reports.

At the same time, they prepared the RFP for the selection of the Architect. This process was completed with an Award at Council on May 1, 2019 when Perkins and Will joined the team.

Much of the focus in 2019 was the public consultation and the concept development. Focused sessions were held with various stakeholders to better understand the needs within the community.

Due to the uncertainty of funding through the Investing in Canada Infrastructure Grant (ICIP) the concept was to have a central lobby "Hub", with program elements branching off. This allowed the Town the greatest amount of flexibility with the funding uncertainty. The grant application was submitted by Colliers, on behalf of the Town on November 7, 2019.

The delays in the review of the ICIP grants had an impact on the project. Originally the feedback on if a project was being recommended to the Federal government was to be in March 2020. In August 2020, the Town received the disappointing news that the funding application was unsuccessful.

The team swiftly regrouped and moved forward as planned to finalize the construction document, releasing the Tender on February 25, 2021. More details on the Procurement Process is available in the relevant section below.

Design and Cost Estimating Process

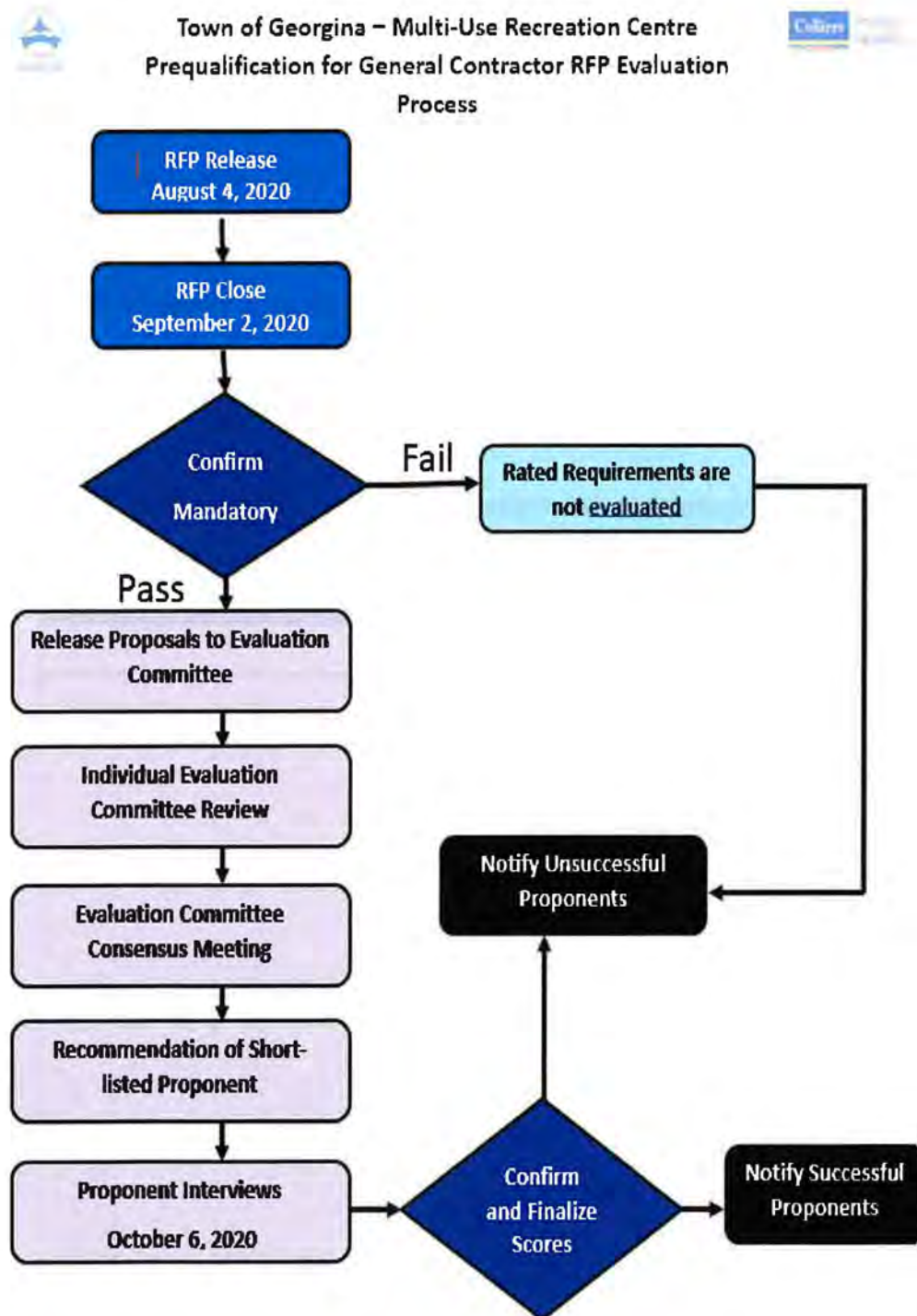
The design process included 5 stages of cost estimation and construction budget analysis. At each stage a rigorous review was undertaken by the consultants and the Town to ensure the final estimate aligned with the construction budget. This, at times, required detailed assessment of materials, area, systems, construction assemblies and other items to determine if there were cost savings without loss of value. Close attention was paid to fluctuations of marketplace conditions and what implications they would have the final selection of systems and details.

Advancement into the next design stages did not proceed until Steering Committee and the Town staff were updated. The stages of cost estimation were as follows

- Class D – completed at the end of Concept Phase
- Class C – completed at the end of Schematic Phase
- Class B – completed at the end of Design Development Phase
- Class A – 2 costings during Contract Documents at 50% and 90% completion

Procurement Process

A review of project delivery options occurred early in the project and a decision was made to go Design-Bid-Build. The process was therefore set up to undertake a pre-qualification to find the most qualified firms to undertake the project. The Diagram below illustrates the timing and the process of the pre-qualification.



As a result of the Pre-qualification process the following 4 bidders were invited to submit for the Tender.

Bidders	
1.	Aquicon Construction Co. Ltd.
2.	Fortis Group
3.	Graham Construction and Engineering LP
4.	Magil Construction Ontario Inc.

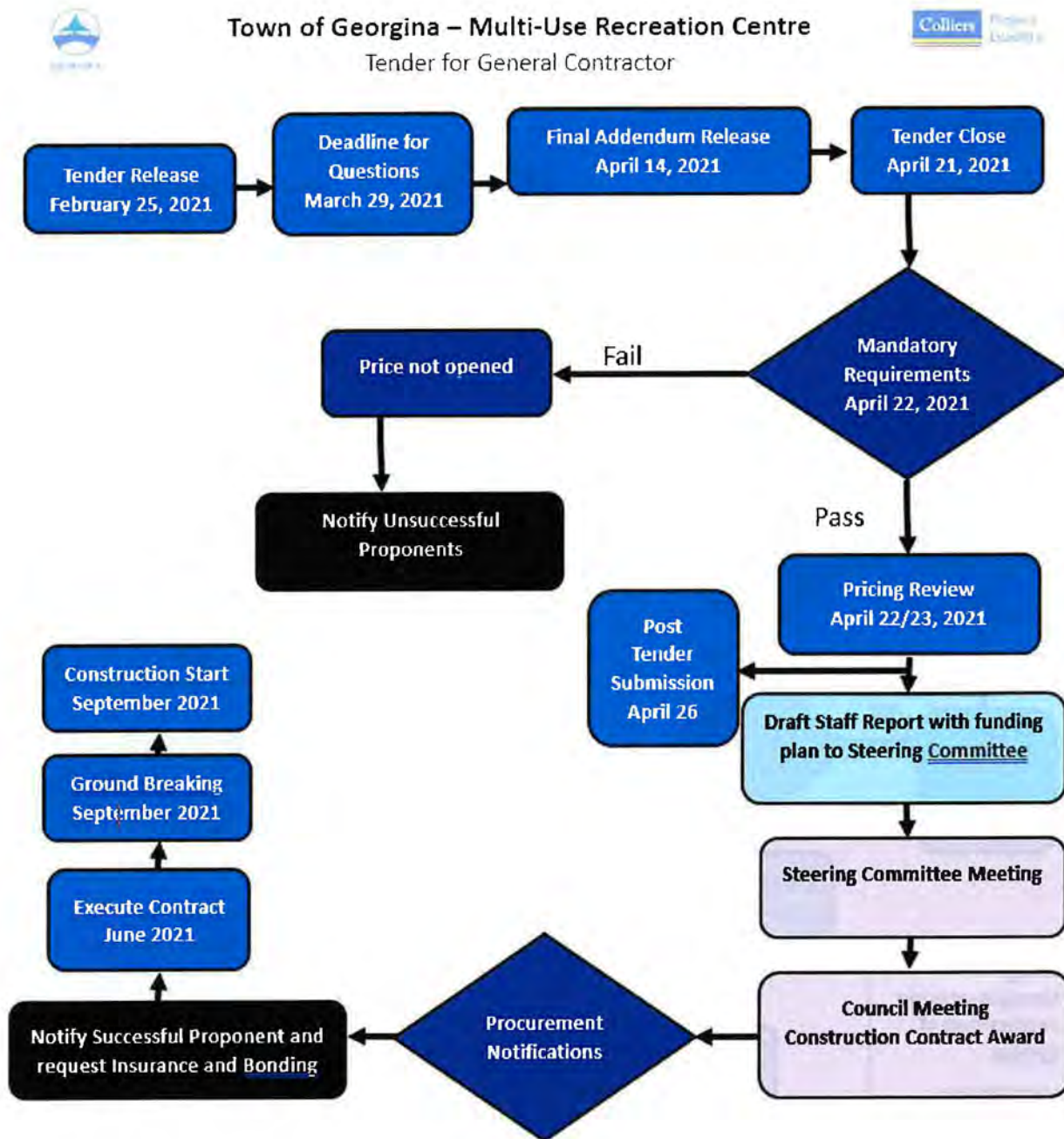
The Tender bid call document was prepared by the Office of the CAO, Special Capital Initiative Division, Legal, Perkins & Will, Colliers Project Leaders and Procurement Services. The Tender was available through the Procurement Services Bid and Tenders website.

11 Addendums were issued to address questions and processes that were raised during the Tender.

The two following vendors submitted their Tender pricing before the deadline.

Bidders	
1.	Aquicon Construction Co. Ltd.
2.	Magil Construction Ontario Inc.

The diagram below illustrates the Tender process and timing.



Delegated Authority

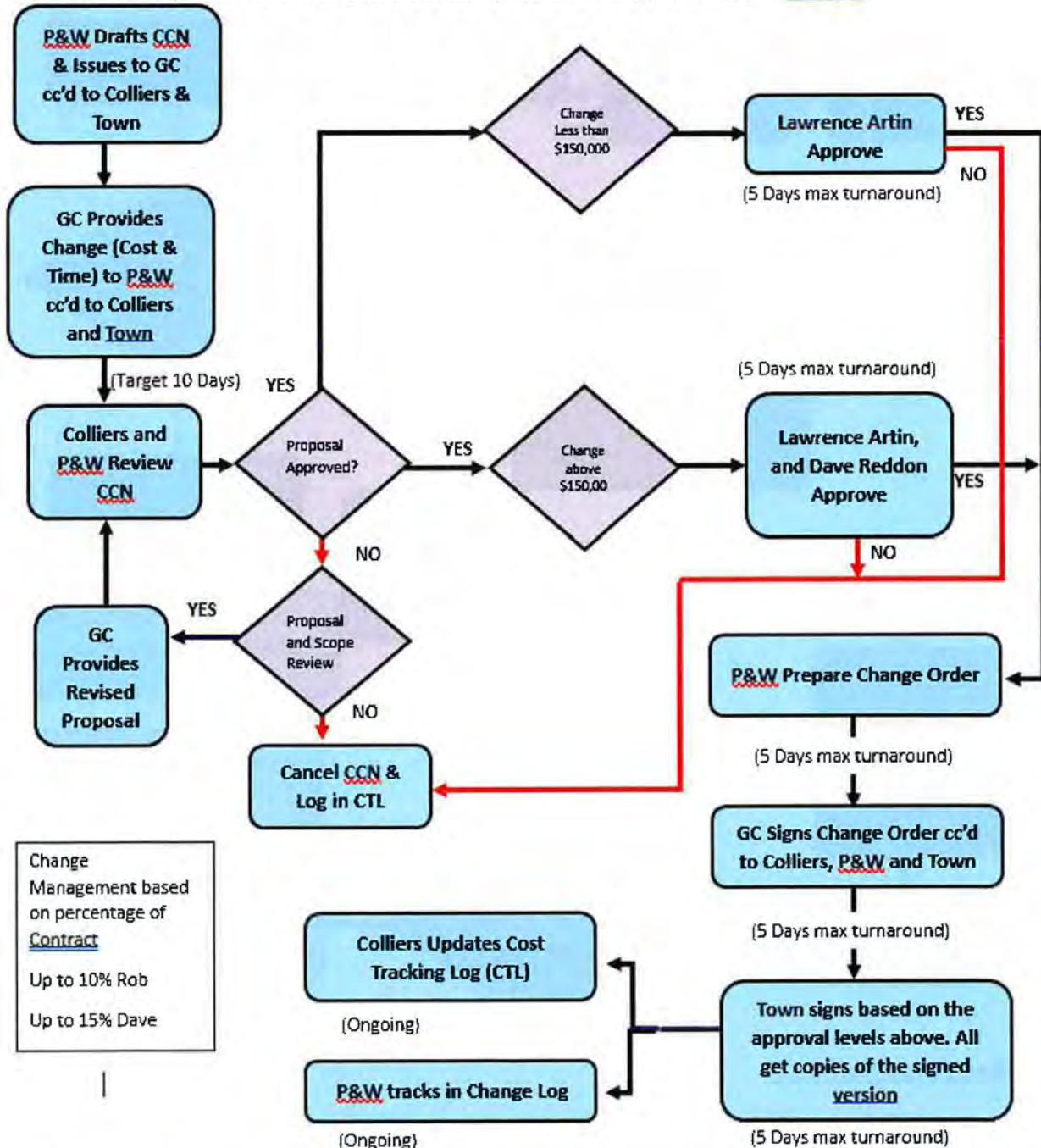
Due to the large scale nature of this MURC project, project specific delegated authority is requested to increase limits as per the table below. This will allow for a timely processing of change orders in accordance with the Construction Act and typical project processes.



Town of Georgina – Multi-Use Recreation Complex Change Management Process



Contemplated Change Notice (CCN) Process Flowchart for Change Order (CO)
Initiated by: (a) Construction Adjustment (b) By stakeholder(s) for Program Change



Partnerships

Recreation and Culture Department staff have recently established a solid partnership opportunity with the newly formed Georgina Rapids Aquatic Club.

The Georgina Rapids Club commenced operation in 2020 using the Georgina Leisure Pool in Sutton as a base with the anticipation of growth and expansion to the MURC facilities. The larger 25 meter – 6 lane aquatic tank will provide the club with the opportunity to be recognized as a competitive club within the sport of swimming, grooming and coaching local athletes to achieve regional, provincial and potential national performance status and recognition.

In addition, several health agencies and local organizations and sports organizations have informally reached out to recreation staff to discuss programming, fitness, health and wellness opportunities within the MURC.

As the MURC becomes a reality, staff will be revisiting these partnership opportunities and supporting these expressed needs.

Corporate Sponsorship

Recreation and Culture Department staff are positioned to initiate and leverage a positive, community focused sponsorship and naming rights campaign upon formal Council approval of the MURC project.

It is the staff's intention to initiate an active naming rights and sponsorship campaign upon formal endorsement of the MURC project and clear understanding of all components of the build. We have retained the services and expertise of a very successful Sponsorship Consultant (involved with the development of our Corporate Sponsorship Program in 2019). Said consultant is currently in a 'holding pattern' and awaiting direction from staff to complete their contracted works of securing funding for the project.

MURC Land Transfer

The MURC site is within Draft Plan of Subdivision 19T-18G01, commonly referred to as Phase 10 lands of the Simcoe Landing Subdivision. Town Staff have worked with DG Group on a Land Transfer Agreement (refer to Attachment#1) respecting the MURC site, which is Block 588 of the Draft M-Plan. The Land Transfer Agreement is essential for the Town to secure the lands necessary to construct the MURC building. The Agreement is being finalized between DG Group and the Town at this time. The Land Transfer Agreement allows for the transfer of the block from Wesrow Estates Inc. to The Corporation of the Town of Georgina.

5. RELATIONSHIP TO STRATEGIC PLAN:

Priority 1: Grow our economy – INCREASE EMPLOYMENT AND INVESTMENTS

Priority 2: Promote a high quality of life – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

Priority 3: Engage our community & build partnerships – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS

Priority 4: Deliver exceptional service – ORGANIZATIONAL & OPERATIONAL EXCELLENCE

6. FINANCIAL AND BUDGETARY IMPACT:

MURC Capital Funding

2019 Original Council Approved Budget

Description	Budget	Committed	Remaining	Forecast Cost at Completion
Total	\$42,141,000	\$3,965,931	\$38,175,069	\$42,141,000

Changes in cost due to a number of factors have affected the overall costs and project budget. These include:

- Changing program- Added 3rd tank & walking track, concept to allow for phasing
- Added design to LEED Gold certification to qualify for the ICIP program and delayed response from the Federal and Provincial governments caused additional uncertainty
- Added time-escalation of costs
- Lake Simcoe Region Conservation Authority Water Balance
- COVID-19

The Project was provided to the Steering Committee throughout the design process.

The concept with a “Hub” Design was recommended by Steering Committee and then to Council on September 25, 2019. At that time the estimated cost was already significantly higher. This was pre COVID-19 and without factoring in other soft budget pressures.

At Schematic Design we further discussed the “Hub” as a phasing option and had a big reveal at Council on November 27, 2019.

At the end of Design Development on May 21, 2020 the Class B cost estimate was provided along with a number of options that could be built that would reduce capital cost through removing components. Pricing was provided based on proceeding with or without going for LEED Gold (was added to qualify for the ICIP funding)

Class B Costing – April 2020 Options with LEED Gold

		Option 1a	Option 2a	Option 3a	Option 4a	Option 5a
		Pool & Lobby	Pool Gym and Track	Pool and Discovery Branch	Delete Second floor and track	Full Build out

In the absence of a decision on the ICIP funding and an advanced stage in the design process, the Steering Committee recommended moving forward with two options for the tender drawings. The Full build (Option 5a) or the partial build without the library (Option 2a)

After that decision the Town received the news that the project was unsuccessful for ICIP grant funding on August 7, 2020 however keeping the two alternatives was further confirmed on August 27, 2020 when the 50% Class A cost estimate was shared with the Steering Committee. Since then the project team has finished the Construction Documents phase, refined two separate project budgets, and tendered the project with the two options to continue to give the Town the greatest flexibility in how it wants to proceed. As such, the team made sure that the bidders provided a price for each of the selected options:

Bidders		Option A (designated Option 5a in the table above) Total Bid Price* Including Library	Option B (designated Option 2a in the table above) Total Bid Price* Excluding Library
1.	Aquicon Construction Co. Ltd.	\$39,733,000	\$37,171,000
2.	Magil Construction Ontario Inc.	\$44,370,000	\$41,660,000

**HST not included in Total Bid Price*

Proposed Budget Option 5a Full Build

Description	Budget	Committed	Remaining	Forecast Cost at Completion
Total	\$50,200,000	\$3,965,931	\$46,234,069	\$50,200,000

Proposed Budget Option 2a Partial Build

Description	Budget	Committed	Remaining	Forecast Cost at Completion
Total	\$46,900,000	\$3,965,931	\$42,934,069	\$46,900,000

delayed. This is anticipated to result in a longer scheduled for construction as starting construction in September in Canada is not ideal.

- Investing in Canada Infrastructure Plan (ICIP) Funding Decision – Federal/Provincial decisions were delayed from Q1 2020 to Q3 2020. Based on this delay, the decision was made to move forward with two tender options which required significantly more time for the project team to coordinate the design and tender documents. Additionally, the delay in this decision limited the project team's ability to advance the project because actual costs would not be reimbursable if the grant application was approved;
- Due to the change in direction from a single tender option to two options there were additional Project Team and Steering Committee consultations;
- The Town's decision to include LEED Gold in the design added time and effort for coordination and revisions to the specifications;
- Tender delays; and
- COVID, there have been some minor delays to date due to COVID but the largest potential delays are around the construction. At this point we are anticipating continued impacts to productivity for the next year, potentially with even more construction shut downs. The suppliers of goods are also shut down in many cases causing supply delays, extending timelines.

On this basis Colliers Project Leaders is requesting additional fees of \$375,000.

Architect Services

On May 1, 2019 Council awarded the project to Perkins and Wills of Canada for the purpose of providing a full range of Architectural and Engineering team services for the design and delivery of the Multi-Use Recreation Complex (MURC).

To date there have been a few changes in the program and timing of the project Including:

- Changing program- Added 3rd tank & walking track, concept to allow for phasing
- Added design to LEED Gold certification to qualify for the ICIP program and delayed response from the Federal and Provincial governments
- Additionally there have been some changes associated with the coordination of the provision and Development of the site that were not fully anticipated at the time the RFP was released.

Currently there is a request from Perkins and Will for an additional \$146,470 to address the current project timelines that have resulted from the above issues. Although there is currently contingency remaining to accommodate this request there is still 2 years of services to come through the contract execution, and administration stages.

MURC Construction Services

As illustrated in the Procurement section of the report there was a vigorous process undertaken to select a qualified General Contractor and secure a competitive price. To allow flexibility for the Town two separate price options were received. Option A is the full build while Option B is the build without the Discovery library branch.

The results of the Tender were presented to the Steering Committee on May 26, 2021. At that meeting there was a resolution to Award construction for the full build to Aquicon Construction. Therefore we are presenting that as the preferred option while also providing Council with the details on the second option.

Proceeding with the full build option now is the best value because:

- Avoids the cost of rework in the event the Discovery Branch is added in the future
- Full build now has no disruptions
- Much less expensive to build now as part of the facility then to add later or build a standalone facility. To include the Discovery Branch library at this time, the construction cost is just 2.6 million dollars more.
- Consultant team already on board. There will be additional costs for pausing/canceling the project and restarting in the future.
- Economies of scale.
- Avoids future escalation on all construction related costs by a minimum of 6% non-compounded per annum or more

MURC Servicing and Garret Styles Construction

To service the MURC site it is required that services be brought up to the property line. The MURC site is within a yet to be constructed residential subdivision, Draft Plan of Subdivision 19T-18G01. In order to facilitate servicing to the MURC block it is required that services be extended along the future Garrett Styles Dr. As such, Town Staff are working with DG Group on a Servicing Agreement. This agreement addresses the installation of water, sanitary, storm servicing to the MURC block as well as the installation of all other required infrastructure as part of the road extension, including the curb, gutter, sidewalk, streetlights and the road surface.

It is recognized that the future Garrett Styles Dr. would have been a requirement of the developer to construct as part of the works relating to their subdivision. This will require the completion of a servicing agreement as between the Town and DG Group, which is subject to ongoing negotiations.

MURC Capital Funding and Financing

The total revised budget for the MURC is \$50,200,000. Of this, \$49,960,000 will be funded by development charges and \$240,000 will be funded by the Corporate Capital Reserve. The \$240,000 being funded by the Corporate Capital Reserve relates to the 10% non-DC eligible expenditures that occurred prior to the legislative changes in the DC Act which were proclaimed on September 17, 2020.

The MURC was included in the 2016 Development Charges Background Study and is carried forward into the draft 2021 Development Charges Background Study at the 2019 approved budget of \$42 million which was released for public consultation on March 19, 2021. The final background study and by-law that was approved by Council on May 19th will be updated to account for the new proposed budget. The change in budget will not impact the development charge rates that are included in the 2021 draft background study since the increase in expenditure will become a post period benefit and will be included for collection in a future development charges by-law.

The Treasurer will be reporting back to Council with a request to take out a floating rate capital line through Infrastructure Ontario to provide cash flow financing during the construction portion of the MURC.

This floating rate capital line, with Council's approval, will be transferred into a debenture at or prior to substantial completion of the facility. The length of the debenture will be in the 15 to 20 year range and will be aligned to forecasted development charges. All interest related to the floating rate capital line and the debenture will be funded by development charges.

MURC Operation Funding

As reported to Council in the draft 2020 and 2021 Budget reports, the forecasted net operating expenditures relating to the MURC are estimated at \$2 million per year. This includes net expenditures of \$1.5 million for the pool / gymnasium and \$500,000 for the Discovery Branch.

The entire amount will be funded through assessment growth, which is the new property taxes that will be collected from new development. As a result, there will be no tax levy increases relating to the MURC operating expenditures.

MURC Operating Financial Plan

Starting in the 2019 Budget, Council made the decision to set aside new assessment growth in order to ensure that only new assessment and not the current tax base ends up funding the operating expenditures relating to the future MURC. In the 2019, 2020, and 2021 Budgets, staff allocated \$183,000, \$300,000, and \$400,000, respectively, into the newly created Operating Growth Stabilization Reserve. The purpose of this reserve is to set aside assessment growth each year to ensure that when future growth related facilities become operational, there is no impact to the current tax base. Staff will continue to set aside assessment growth for the MURC until we reach the net operating expenditure of \$2 million within the operating budget. With this financial strategy, we will be able to open the MURC prior to reaching the \$2 million base budget by drawing on the previously contributed funds from the Operating Growth Stabilization Reserve to ensure there is no tax increase relating to the MURC. Setting

aside and funding the operating expenditures through new assessment ensures that growth pays for growth.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

During the design process, the public had the chance to participate in the first round of input sessions as follows:

- **Public Input Session #1** (70 Attendees) the meeting occurred on May 27, 2019 at Our Lady of the Lake Catholic High School.
- **Public Input Session #2** (60 Attendees), the meeting occurred on June 4, 2019 at Lake Simcoe Public School.
- **Online Responses** (236 Responses)
- **Hard Copy Responses** (134 Responses)

The purpose of this round of Public Input Sessions was to introduce the project to the public, and to collect input on the general themes that will drive the concept design of the MURC.

There was strong agreement on a number of things as being important to its residents. Feedback indicated that consideration be given to designing a facility that could be phased or scaled due to a number of uncertainties related to changes and reviews by the Provincial government.

Based on the information received and feedback from the Steering Committee, the Design Architect developed a number of concepts that allowed for a high degree of flexibility in scaling while meeting the Town's needs.

Three (3) separate follow-up Public Input Sessions were held to gain public feedback. For those who could not attend the sessions, an online survey with the concept and background information was posted on the Town's landing page to facilitate participation. Hard copy surveys were distributed at various locations throughout the Town. The public participated in this second round of input sessions as follows:

- **Public Input Session #3** (25 Attendees), this session occurred on Saturday, August 10, 2019 at the Sutton fair.
- **Public Input Session #4** (19 Attendees), this session occurred on Monday August 12, 2019 at Pefferlaw Lions Hall.
- **Public Input Session #5** (27 Attendees), this session occurred Tuesday, August 13, 2019 at the Ice Palace in Keswick.
- **Online Responses** (44 Responses)
- **Hard Copy Responses** (17 Responses)

These sessions and responses echoed feedback received from the initial visioning Public Input Sessions. There was strong support by the Steering Committee for the HUB concept which then received Council approval on September 25, 2019. Collectively, this information helped to provide focus and support for the Schematic

Design Development on the HUB design concept and further led to the inclusion of the recommendation to explore the therapy pool addition with the proviso that this is accomplished without significantly increasing the area of the facility.

Themes and recurring comments from both sessions include:

- Create outdoor rooms for learning + activities
- Design for multi-season and multi-age
- Reflect Town's history
- Promote social and physical well-being
- Offer flexible and functional spaces

The final MURC design addresses the themes and reoccurring concepts in the following ways:

Create outdoor rooms for learning + activities

The design allows for connections to the outdoors through views and various spaces including a planned second floor track to grade connection to allow programming to flow to and from the building. The Discovery branch library has access to a reading garden and the Main Lobby opens to entry plazas at two locations.

Design for multi-season and multi-age

The orientation of the building was chosen to take advantage of the microclimates and to be highly accessible and enticing to users of all age groups. The program mix of community kitchen, multi-purpose rooms, Discovery branch library, track and fitness studios can support a wide range of activities. The HUB model enables all users, regardless of age, to easily access the rooms and gather communally.

Reflects the Town's History

The concept of grouping core programs around a HUB or centre was inspired by the unique history and geography of Georgina. The simple forms reflect the vernacular language of barns, agricultural buildings and marinas. Like tents around a campfire, the HUB grouping speaks to siting a building based on view, shelter, wind and sun.

Promote social and physical well being

The space is going to provide a critical space for learn to swim as well as swim programs for all ages and abilities. Aquatics programs, in particular therapy and aqua fit programs help individuals stay active and healthy, while bringing them together to experience and connect with the community. Additionally, public library spaces are widely recognized as a crucial component in social connectivity, particularly for young families, seniors, and other vulnerable populations.

Offer flexible and functional spaces

With highly dividable and flexible spaces, the gym, meeting and multi-purpose rooms will allow for a whole range of programming opportunities. From pickleball to basketball, drop in track walking, to senior's group meetings and to mom and tot programming.

Through public consultation, the issue of a dedicated therapy pool was raised and was fully explored by the design team. This resulted in the addition of a small therapy pool for high water temperatures and a two (2)-depth leisure pool that will facilitate lessons and leisure swimming, while supporting therapy programming and shallow water aqua fit in the deeper side. The six (6) lane leisure pool remains as originally planned.

As part of the Prime Design Architect team's scope of work, a comprehensive community consultation has been undertaken, including two (2) rounds of Public Input Sessions for visioning and three (3) Public Input Sessions for the concept. Corporate Communications continues to deliver messaging about the project through various avenues, including the landing page, social medial, curbex signs, displays in various Town venues etc. The final schematic design has been posted on the website for comment as part of the "Big Reveal".

8. CONCLUSION:

The Project Team presented all information and deliverables related to the construction of the MURC to the Project Steering Committee in May 26, 2021 including the two(2) options for the build. As such, the Project Steering Committee recommended the following for Council's consideration and direction:

- To approve the full build (Option A) at a construction bid price of \$39,733,000 and all related funding that make up a project budget of approximately \$50,200,000 excluding costs related to land development;
- To approve additional costs for Colliers and Perkins&Will of \$375,000 and \$146,470 respectively excluding HST;
- To approve that the Town enter into a Land Transfer agreement to transfer title of Block 588 in Draft Plan of Subdivision 19T-18G01 from Wesrow to the Town; and

APPROVALS

Prepared By: Lawrence Artin
Head of Special Capital Initiatives

Recommended By: Valerie Stevens BFA, MI
Director/CEO Georgina Public Library

Dan Buttineau
Director of Recreation and Culture

Approved By: David Reddon
Chief Administrative Officer

Dear Councillor Waddington and Georgina Town Council,

I am writing to you in advance of the Town Council meeting on June 23rd. I would like to express my hope that Council will do the right thing for the community and go forward with the MURC project without delay.

I understand that for the past several years, the MURC has been a divisive issue. As often happens with controversial issues, the loudest voices tend to be on the negative side. I hope that you and the rest of Council do not take this to mean that the community at large is against the MURC project, as I have spoken to many people who are hopeful that this will move ahead.

The Town of Georgina will be growing at an extremely rapid pace in the coming years. We are seeing the impact of skyrocketing housing costs in Toronto and the GTA. As younger families are priced out of these areas, they will be looking to areas like Georgina for a place to call home. We need to be in a position to support all members of the community with modern, convenient amenities that contribute to the health, happiness and overall wellbeing of our community. I personally know families who have moved away from Georgina because of the lack of amenities and community supports that everyone, but particularly people with young children, need.

My own personal experience with the town's limited amenities has also been challenging. As a working parent of a young child, there have been several occasions where I have found it extremely difficult to find a space in the town's swimming class schedule that allows enough time to finish work, commute home, and drive from South Keswick to Sutton while also accommodating a young toddler's sleep schedule. In the last round of swimming classes before COVID, I was unable to successfully find a suitable spot for my son in the swimming class schedule for his level, and as a result my family ended up forgoing swim classes for him. I am particularly concerned for families who face similar situations who may not be able to afford more expensive private swim classes. Many experts have predicted that we will see a spike in water-related accidents like drowning in the coming years due to children being so behind in terms of swimming skills due to the COVID restrictions from the past year. This makes it more important than ever to ensure we have sufficient amenities like the MURC where children and families of all income levels can develop critical life skills such as swimming.

We know that as we emerge from the COVID pandemic, our community will be faced with a mental health crisis for many years to come as we deal with the wider ramifications of prolonged lockdowns, restricted activities and social interactions. This crisis will likely be hitting children and young people the hardest. That is why we need places like the MURC, where young people can enjoy social interaction, physical activity through swimming and recreation, and the learning opportunities that places like the Discovery Branch of the library can offer. Many families cannot afford extra-curricular activities for their children, and the STEAM programming that the library can offer at the Discovery Branch is an essential service that the children and youth in our community will benefit from. One of my son's favourite activities pre-COVID was visiting and exploring the library. I have wonderful memories of taking him to the library's various programs and events, and as our community grows I want to ensure we have sufficient resources like the Discovery Branch so that all children in our community can continue to benefit from these programs.

Finally, I would like to express my disappointment that such an important decision is being made during COVID, when many of the people who would benefit greatly from the MURC – young families – are

trying to juggle work, virtual learning, and supporting their children's mental health and cannot give this issue the support and attention it needs.

Thank you for taking the time to read this. Again, my hope is that you and the rest of Council will do the right thing for the current and future members of our community by going forward with the MURC initiative without delay.

Sincerely,

Adrienne McDowell