
The Corporation of the Town of Bradford West Gwillimbury

Date: Wednesday, January 27, 2010

Meeting: Special Meeting of Council – 2010/11

Location: St. Mary's Hall, 31 Frederick Street, Bradford, ON

Time: 3:00 p.m.

Members Present: Doug White, Mayor
Dennis Roughley, Deputy Mayor
Mark Contois, Councillor
Del Crake, Councillor
Peter Dykie, Councillor
James Leduc, Councillor
John McCallum, Councillor
Ron Simpson, Councillor

Members Absent: Jeanny Salmon, Councillor – with regrets

Staff Present: Jay Currier, Town Manager
Liz Fenwick, CEO, Library
Karen Gill, Administrative Assistant
Ian Goodfellow, Director of Finance/Treasurer
Tom Graham, Director of Leisure Services
Marie Kavanagh, Manager of Procurement
Patricia Nash, Municipal Clerk
Mike O'Hare, Manager of Facilities, Parks & Cemeteries
Tara Reynolds, Deputy Clerk
Nick Warman, Manager of Recreation

Others: Elie Newman Andy Gordon
Ken McAlpine Shauna Coates
Gerry Pilon Miriam King
Ron Spina

With Mayor White in the Chair –

(a) OPENING

2010/11-001

Moved by: D. Crake

Seconded by: J. McCallum

"That this special meeting of Council come to order at 3:05 p.m. to discuss municipal facilities matters."

CARRIED.

(b) DECLARATIONS OF PECUNIARY INTEREST & DISCLOSURE OF INTEREST

Mayor White reminded the Members of Council of the Municipal Conflict of Interest legislation and requirements thereunder for disclosure.

There were no declarations of conflict of interest made at this time or throughout the meeting.

(c) MINUTES OF THE PREVIOUS MEETINGS

The minutes of the following meetings:

Special Meeting 2009/84 December 2, 2009

Adopted at the January 12, 2010 Council meeting.

(d) REPORTS OF MUNICIPAL OFFICERS**1. Library and Cultural Centre Project Update
MHPM Project Managers, Joseph Bogdan and Associates Inc.**

Andy Gordon of MHPM Project Managers and Elie Newman of Joseph Bogdan and Associates Inc. were in attendance to provide an update on the Library and Cultural Centre to Members of Council.

Cost Control

- The project budget to complete the Library remains at \$16,175,000.
- To date the Integrated Project Team have either designed or implemented \$1,500,000 of estimated savings without impacting the quality or functionality of the building.
- Mechanical tender package closed, four proponents responded, Onyx Mechanical Ltd. were awarded the contract for \$1,849,900.
- Electrical tender package closed, five proponents responded Net Electric Ltd. were awarded the contract for \$992,000.
- Glazing tender package closed, bids currently being reviewed for compliance.
- Metal panels tender package closed, bids currently being reviewed for compliance.
- Roofing tender package closed, recommendations being prepared for review and approval to proceed.
- Window washing systems tender package closed, recommendations being prepared for review and approval to proceed.
- Folding partition tender package closed, recommendations being prepared for review and approval to proceed.
- Masonry tender package recommendations being prepared for review and approval to proceed.
- Drywall tender package closed, recommendations being prepared for approval to proceed.
- Testing and inspection tender package closed, recommendations being prepared for approval to proceed.
- The following tender packages closed on Tuesday, January 26, 2010: metal doors, frames and door hardware, painting, hard and soft flooring.
- The forecasted construction cost for the Library is currently \$12,917,655.00.
- The forecast variance in budget has reduced by over \$722,000 from December 2009 forecast, this is attributable to the following measures taken by the Project Team: re-design of building elements, selection of alternative building products, acceptance of value engineered and trade contractor cost savings.
- Reduction in forecasted costs is being achieved without compromising quality, durability or functionality of the Library.

Milestones

- Interior finishes under development scheduled to tendered February 2010.
- Furniture, fixtures and equipment (FFE) under design development scope to be completed February 2010.
- Second floor slab currently being formed.
- Back filling to building foot print scheduled to be complete by February 2010.
- Site storm and sanitary drainage scheduled to be completed by February 2010.

LEED Certification

- Currently pursuing 36 points; with an additional 7 points under review. To achieve LEED Silver certification, 33 points are required.
- The Design Team together with BWG are reviewing design options that maximize value to the Town without impacting the targeted LEED Silver certification.

Procurement Status

- Twenty-two tender packages have been bid.
- Ten tender bid packages have been awarded.
- Seven tender bid packages yet to be bid as part of the construction budget.
- FFE tender package to be bid in March 2010.

Look Ahead

- The following tender bid trade packages are scheduled to close in February 2010: miscellaneous metals, specialties, hard landscaping, soft landscaping and millwork.

Elie Newman and Shauna Coates of Joseph Bogdan and Associates Ltd. presented the interior and exterior finishes and design elements of the Library and Cultural Centre to Members of Council. It was noted that the finishes selected have been presented to the Library Board.

2010/11-002

Moved by: D. Crake

Seconded by: D. Roughley

"That Council receive the presentation of Andy Gordon of MHPM Project Managers and Elie Newman of Joseph Bogdan and Associates Inc. regarding the Library and Cultural Centre project update for information."

CARRIED.

2. Leisure Centre Project Update

MHPM Project Managers, Salter Pilon + Lett Architects

Gerry Pilon of Salter Pilon + Lett Architects and Ron Spina of MHPM Project Managers were in attendance to provide a project update on the Leisure Centre to the Members of Council as follows:

Status Report – Package 1 Update

- Work on site was completed in December 2009
- Currently finalizing paperwork to close out the contract
- Original contract value was \$1,267,580
 - Total changes issued represent +/- \$40,000
 - Majority of that cost was for works originally scheduled for Tender Package 2 moved up to facilitate construction activity underway with the Library (i.e. money that was already part of the Project Budget)
 - Exceptional cost control performance for Package 1
- Finalizing as built information and updating Geotechnical Report for Tender Package 2

Status Report – Package 2 Update

- Tender packages were released to the prequalified bidders on January 18, 2010
- There are now 5 Prequalified General Contractors bidding the project
 - Aquicon, Bird, Bondfield, Giffels and Graham
 - PCL withdrew January 12, 2010
- Tender close is scheduled for February 18, 2010
- Construction start date remains on schedule for March 2010

Ron Spina reviewed the process for the selection of the general contractor as follows:

Selection of the General Contractor

- Public bid opening at Town Offices at 3:45 p.m. on February 18, 2010
- Two envelope process:
 - Envelope 1 – bid price, mechanical and electrical sub-contractors, bid security, agreement to bond and insurance undertaking
 - Envelope 2 – list of sub-contractors, alternate prices
- Evaluation of bids – compliance with the tender documents and price
- MHPM recommendation of the preferred General Contractor to Town staff
- Staff report to Council for authorization to award the contract

Milestones for Tender #2

- Barrie Hydro/Power Stream fabrication of transformer – underway.
- Building permit submission – January 18, 2010
- Tender closing – February 18, 2010
- Award recommendation to Special Meeting of Council – March 10, 2010
- Start the construction work – March 2010
- Substantial completion – December 2011
- Ready for use – January 2012

2010/11-003

Moved by: D. Roughley

Seconded by: D. Crake

"That Council receive the presentation of Gerry Pilon of Salter Pilon + Lett Architects and Ron Spina of MHPM Project Managers regarding the Leisure Centre Project Update for information; CARRIED.

3. Sports Dome Update **Nick Warman, Manager of Recreation**

Nick Warman, Manager of Recreation was in attendance to provide an update on the Sports Dome to the Members of Council. Mr. Warman advised that Formal Agreement between the

Formal Agreement

- The binding agreement between the Town and Indoor Sports Facilities Inc. is currently under legal review
- February 2010 is scheduled as a target date for the agreement to come before Council for endorsement

Engineering Design

- Skelton Brumwell & Assoc. are completing engineering design of site
- Submission to Lake Simcoe Region Conservation Authority (LSRCA) and Ministry of the Environment – mid February
- Municipal departments are currently reviewing the preliminary version

Sports Dome Site

- Initial approvals from LSRCA for Bob Fallis Arena required storm water controls to be completed
- Review of site and correspondence with LSRCA confirmed that the storm water controls are required if further development is to take place
- Preliminary estimate provided – to be confirmed with Council at a later date (\$40,000-\$50,000)
- Staff recommend financing from within current departmental capital budget

2010/11-004

Moved by: D. Crake

Seconded by: D. Roughley

"That the verbal report of Nick Warman, Manager of Recreation regarding the Sports Dome update be received for information."

CARRIED.

(e) **NEXT MEETING**

The next Special Meeting of Council to discuss municipal facilities will potentially be held March 10, 2010 or at the call of the Chair.

(f) **ADJOURNMENT**

2010/11-005

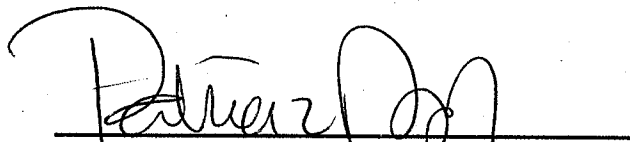
Moved by: D. Roughley

Seconded by: D. Crake

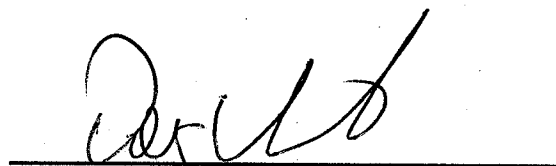
"That this special meeting of Council being held to discuss municipal facilities matters close at 4:05 p.m."

CARRIED.

CONFIRMED IN OPEN SESSION THIS 9th DAY OF FEBRUARY, 2010.



Patricia Nash, Municipal Clerk



Doug White, Mayor