

AGENDA
REGIONAL RECREATION CENTRE STEERING COMMITTEE
Monday, August 30, 2010
10:00 a.m. – 12:00 p.m. Basement Boardroom, City Hall

- 1 CALL TO ORDER**
- 2 ADDITIONAL ITEMS**
- 3 DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
- 4 CONFIRMATION OF MINUTES**
 - a) June 21, 2010
 - b) August 10, 2010
 - c) August 23, 2010
- 5 BUSINESS ARISING**
 - a) AMO Conference Update
 - b) Action Items (attached)
 - i) Letter to AMO/FCM
(1) Correspondence: AMO 8/26/10
 - ii) FAQ's revisions (attached)- Michael
- 6 MANAGEMENT UPDATE – Brad, Gayle**
 - a) Project Update
- 7 PROJECT UPDATE –Brad**
 - a) Tender Status Report (attached)
- 8 ARCHITECT UPDATE – Phil/Duff**
 - a) Interior Finishes Presentation
 - b) Glare Study Presentation
- 9 FUNDRAISING COMMITTEE UPDATE - Michael**
- 10 RESOLUTION TO MOVE IN-CAMERA**
- 11 OTHER BUSINESS**
 - a) Committee Meeting Dates
- 12 ADJOURNMENT**
- 13 NEXT COMMITTEE MEETING: TBA**



Owen Sound

MINUTES

REGIONAL RECREATION CENTRE STEERING COMMITTEE (RRCSC)

Monday, June 21, 2010

10:00 A.M. Basement Boardroom, City Hall

MEMBERS PRESENT: Councillor Jim McManaman, Chair
Councillor David Adair
Councillor Tom Pink
Councillor Bill Twaddle
Brian Dean, Family Y Vice President, Board of Directors
Michael Warren, Family Y Board Appointee
Mayor Francis Richardson, Municipality of Meaford
Councillor Ryan Thompson, Township of Georgian Bluffs

ABSENT/REGRETS: Evelyn Dean, Family Y President, Board of Directors
Mayor Ruth Lovell Stanners

GUESTS: Joseph Acquino, Project Coordinator (teleconference)
Phil Fenech, Project Manager (teleconference)
Al Nightingale, Family Y Facilities Manager
Doug Bierer, Family Y Treasurer

STAFF PRESENT: Jim Harrold, City Manager
Gayle Graham, Family Y CEO
Brad McRoberts, Manager of Special Capital Projects
Lee-Anne Kazarian, Recording Secretary

1. CALL TO ORDER – 10:06 A.M.

2. ADDITIONAL ITEMS

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF FOR MATTERS LISTED ON THE AGENDA.

There were no disclosures of pecuniary interest.

4. CONFIRMATION OF MINUTES

a) Minutes of Meeting – May 18, 2010

Moved by Michael Warren

"THAT the Regional Recreation Centre Steering Committee approve the minutes of the meeting held on May 18, 2010, as presented."

Carried unanimously.

Note: Gayle noted that in the May 7 and May 10, 2010, minutes, it states that the minutes were approved as amended but amendment was not recorded.

5. BUSINESS ARISING – Jim M

a) Action Item Review

The FAQ is complete and will continue to be updated as required.

It was noted that Brad McRoberts has started to attend the City Council meetings to provide project updates.

Now that the site is seeing some progress, Brad will arrange for a group photo this week or early next week.

b) Update Traffic Impact Study

Brad reviewed the results of the updated traffic impact study, which is within the scope of the operations department, with the conclusion that a traffic light/intersection will be placed at 7th Avenue opposed to 8th Avenue. Brad will post the study results on the website.

Moved By David Adair

"THAT the Regional Recreation Steering Committee receive the report regarding the updated traffic impact study.

Carried Unanimously.

Due to the number of motorists that have been slowing down to see what is going on at the site and with the general increase in traffic, Michael suggested that appropriate caution signs be posted. Brad will discuss with Aquicon.

6. MANAGEMENT UPDATE – Jim H, Gayle

a) Project Update

The project is really moving along with respect to cost, timing, and functions.

It was noted that when a tender comes in below the original estimate, they are reviewed and if alternatives are proposed, additional savings maybe made.

In terms of advocacy, our message is out there and everyone is well aware of the situation in Owen Sound. Councillor Adair had a meeting with AMO regarding the funding of our project. The Mayor has been meeting with representatives at Queen's Park. Owen Sound will continue to explore all avenues with regards to the funding of our project. Jim Harrold will send a letter to AMO as they are making a presentation to the Standing Committee.

b) VE Process

The project is working on the 6th VE. The costs that were previously forecasted continue to decline, every area is being checked thoroughly for cost savings.

c) Frequency of Steering Committee Meetings

The committee considered the frequency of their steering committee meetings.

Although it is preferred that tenders come to the committee before Council, if the agenda items pertain only to tenders, the committee agreed that the Chair would ask for a consensus online instead of having a meeting specifically for a tender. It was agreed that there may not be a necessity for a meeting in July. That decision will be the call of the Chair as we get closer to the date.

7. ARCHITECT UPDATE – Phil

a) Project Meeting/Milestone Calendar

Phil provided an overview of the milestone calendar. No changes were noted.

8. CONSTRUCTION UPDATE – Joseph/Brad

a) Tender Update

Tenders are coming in quickly and Brian Green, Chief Building Official has been reviewing the plans and is satisfied thus far. On June 14, 2010, the recommendation for Tender Package 5 (Concrete Formwork & Elevators) went to Council and it recommended the trade package for concrete supply and rebar supply and install to Aquicon, concrete form work to Long Valley Forming Limited and elevators to Thyse Krupp Elevators. The three tenders combined were below budget by \$89,000. Brad will circulate that report. There is a tender coming in Wednesday, June 23, 2010, for the concrete floors, and rink slabs and site services. Electrical and mechanical as well as the structural steel and pool tenders will be issue shortly. These are some of the higher value tenders.

b) Site Update

The site is active and on schedule with the installation of the caissons, (24 have already been installed). There is also activity with the excavation of the basement. Some of the excess soil is being hauled to the Kiwanis complex and the dewatering contractor is beginning to mobilize. As the project progresses, there is always the possibility of future problems with water, however, pricing and procedure are already in place should that happen. With the berm around the outside of the building area, it makes it hard for the public to see what is going on, however, that berm will be used again as the project progresses. There are lots of local workers on the site, the excavator presently on site is local. Brad will indicate this in his report to council. The budget for the mechanical came in at \$8,405,000, (1.3 million of that is for the ice refrigeration). Pools are separate.

Phil & Joseph left the teleconference at 10:58 a.m.

9. FUNDRAISING COMMITTEE UPDATE - Michael

10. MOTION TO MOVE IN-CAMERA

Moved by Michael Warren

"THAT the Regional Recreation Centre Steering Committee move In Camera to consider personal matters about an identifiable individual including municipal or a local board employees."

Carried unanimously.

11. OTHER BUSINESS

12. ADJOURNMENT

The Committee adjourned at 11:18 a.m. Next Steering Committee meeting is July 19, 2010.



MINUTES
REGIONAL RECREATION CENTRE STEERING COMMITTEE (RRCSC)
Tuesday, August 10, 2010
2:00 P.M. Basement Boardroom, City Hall

MEMBERS PRESENT: Councillor David Adair, Chair
Mayor Ruth Lovell Stanners Councillor Bill Twaddle
Councillor Bill Twaddle
Brian Dean, Family Y Vice President, Board of Directors
Michael Warren, Family Y Board Appointee
Evelyn Dean, Family Y President, Board of Directors

ABSENT/REGRETS: Councillor Jim McManaman
Councillor Tom Pink
Mayor Francis Richardson, Municipality of Meaford
Councillor Ryan Thompson, Township of Georgian Bluffs

GUESTS: Al Nightingale, Family Y Facilities Manager
Craig Ruppenthal, City Facilities Manager
Doug Bierer, Family Y Treasurer

STAFF PRESENT: Gayle Graham, Family Y CEO
Brad McRoberts, Manager of Special Capital Projects
Sharon Edwards, Recording Secretary

1. CALL TO ORDER – 2:00 P.M.

2. ADDITIONAL ITEMS

None

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF FOR MATTERS LISTED ON THE AGENDA.

There were no disclosures of pecuniary interest.

4. CONFIRMATION OF MINUTES

None

5. BUSINESS ARISING

a) Approach to other Municipalities – Gayle
The Fundraising Committee will be presenting a project update to Georgian Bluffs Council on August 11, 2010.

- b) FAQ's revisions – Michael
Michael reviewed some new and updated FAQ questions for Committee's consideration. Michael will work with Brad and Gayle to develop appropriate and concise answers which will be forwarded to Committee for review prior to approval at the August 30th meeting.

6. PROJECT UPDATE –Brad

- a) Report to Council – Roof Upgrade
The Manager of Special Capital Projects reported that Council debated the issue of a roof upgrade at great length. A decision from Council was imperative due to time constraints. The change to the roof occurred because there was some thought that the insulation needed to be augmented to protect against damaging icing during our particularly severe winter conditions. At a Council meeting on July 8, 2010, Council directed staff to proceed with the recommended upgrade to the roofing system for an additional \$145,000 plus \$10,000 in additional fees.

- b) Status of Valued Engineering Process
The valued engineering has not been completed to date. The RRC Management Team have been tracking the numbers very closely. The contingency draws have been minimal to date. As of today based on the tenders that have been received, the project is not over budget.

Committee requested that staff provide a report that contains where we are dollar wise in the project (showing the amount we have budgeted for the various contracts, amount that the contract is actually costing us, plus special costing e.g. dewatering) for the next Committee meeting, and on-going subsequent meetings.

- c) Water Run-off from Site
Silt and sediment from the construction site entered the City's sewers and harbour, which prompted concern among the MOE and City officials. The frequency and level of significant rainfall events this summer created a situation of excess surface water at the site and unfortunately a breach in the silt fence caused the release. MOE reported that there was no environmental harm from the breach. Systems have been established to control and monitor site drainage.
- d) Tender Update – Mechanical & Electrical Trade Projects
At their August 9, 2010, meeting Council approved the award of Trade Package No. 71501 – Mechanical, Sprinklers & Automated Controls and Trade Package No. 71601 – Electrical to JMR Electrical Ltd. for the amount of \$7,811,190 plus HST. There was a reported net savings of \$283K.
- e) Tender Update – Waterproofing & Pre-Cast Concrete Sump Pits
At their August 9, 2010, meeting Council approved the award of Waterproofing to Aquanorth Contracting Ltd. for the amount of \$215,840 plus HST.

- f) Status Report on amount to be spent before March 31, 2011
Aquicon has some concerns about the logistics of storing materials that are ordered ahead of time. Brad reported that we will be pre-ordering everything that we possibly can based on availability and warranties.

Committee asked staff to request a report/list of materials and equipment including approximate dollar value to be pre-purchased prior to the March 2011 funding deadline from the Construction Management Team and Architect Team. This will be vetted through the Joint Management Team then brought forward to Committee at future regular Committee meetings. Staff has committed to making the first report available at our September meeting.

7. OTHER BUSINESS

- a) Legal Strategies for BCF – Michael
A discussion was held regarding legal strategies for BCF Funding. Committee discussed the possibility of retaining a consultant to provide strategies for a funding extension.
- b) AMO Update – Sharon
Sharon reported that the City has been granted a meeting on August 16, 2010, at 2:45 p.m. at AMO with Minister Duguid to discuss BCF funding and project extension.
- c) McGuinty & Other Media Comments – David
General discussion was held regarding recent media

8. ADJOURNMENT

The Committee adjourned at 3:30 p.m. Next Steering Committee meeting is August 30, 2010.

4c



MINUTES
REGIONAL RECREATION CENTRE STEERING COMMITTEE (RRCSC)
Monday, August 23, 2010
3:45 P.M. Basement Boardroom, City Hall

MEMBERS PRESENT: Councillor Jim McManaman, Chair
Councillor Tom Pink
Councillor Bill Twaddle
Mayor Ruth Lovell Stanners
Michael Warren, Family Y Board Appointee
Mayor Francis Richardson, Municipality of Meaford

ABSENT/REGRETS: Brian Dean, Family Y Vice President, Board of Directors
Evelyn Dean, Family Y President, Board of Directors
Councillor David Adair
Councillor Ryan Thompson, Township of Georgian Bluffs

GUESTS: Al Nightingale, Family Y Facilities Manager
Gayle Graham, Family Y CEO
Kim Williams, Family Y Centre Manager

STAFF PRESENT: Brad McRoberts, Manager of Special Capital Projects
Lee-Anne Kazarian, Recording Secretary

1. CALL TO ORDER – 4:00 P.M.

2. ADDITIONAL ITEMS

None.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF FOR MATTERS LISTED ON THE AGENDA.

There were no disclosures of pecuniary interest.

4. CONFIRMATION OF MINUTES

None.

5. TENDER UPDATES

- a) Trade Package 71310 – Pool Finishes, Equipment and Fittings
- b) Trade Package 81101 – Folding Partitions
- c) Trade Package 80401 – Masonry and Architectural Precast
- d) Trade Package 80503 – Metal Siding & Aluminum Panels
- e) Trade Package 80704 – Roofing, Metal Flashings & Roof Accessories
- f) Trade Package 80901 – Gypsum Board, Acoustic Ceilings & Treatment
- g) Trade Package 80904 – Painting
- h) Trade Package 81020 – Louvres

i) Trade Package 81102 – Fall Restraint Roof Anchors

MOVED by Councillor Twaddle

“THAT the Regional Recreation Centre Steering Committee recommend to Council that in consideration of a report dated August 23, 2010, from the Manager of Special Capital Projects, that Council approve the following trade packages and cash allowances and issue the associated purchase orders to Aquicon Construction Ltd,

- **Trade Package No. 71310 Pool Finishes, Equipment and Fittings to Hollandia Gardens Ltd for a lump sum of \$737,770 + HST and Aquicon Construction Ltd. on a time and material basis plus 10% with an upset limit of \$1,755,200 + HST;**
- **Trade Package No. 81101 Folding Partitions to Corflex in the amount of \$16,440 + HST;**
- **Trade Package No. 80401 Masonry and Architectural Precast to Clifford Masonry Limited in the amount of \$1,543,600 + HST and a cash allowance of \$120,000 to Aquicon Construction Ltd. to address exclusions under this trade package;**
- **Trade Package No. 80503 Metal Siding & Aluminum Panels to Ritz Metal 2000 Inc. in the amount of \$537,800 + HST and a cash allowance of \$200,000 to Aquicon Construction Ltd. to address exclusions under this trade package;**
- **Trade Package No. 80704 Roofing, Metal Flashings & Roof Accessories to DJ Peat Roofing & Sheet Metal Ltd. in the amount of \$461,587 + HST and a cash allowance of \$25,000 to Aquicon Construction Ltd. to address exclusions under this trade package;**
- **Trade Package No. 80901 Gypsum Board, Acoustic Ceilings & Treatment to Nelmar Drywall Company Ltd. in the amount of \$835,000 + HST and a cash allowance of \$70,000 to Aquicon Construction Ltd. to address exclusions under this trade package;**
- **Trade Package No. 80904 Painting to Marando Painting Ltd. in the amount of \$240,000;**
- **Trade Package No. 81020 Louvres to Ten Plus Architectural Products Ltd. in the amount of \$50,120; and**
- **Trade Package No. 81102 Fall Restraint Roof Anchors to Thaler Metal Industries Ltd. in the amount of \$17,702, and further;**

THAT City Council approve an additional \$32,000.00 pending further information with respect to trade package 71310 Pool Finishes, Equipment and Fittings.”

Carried Unanimously.

6. ADJOURNMENT

The committee adjourned at 4:28 p.m.

7. NEXT COMMITTEE MEETING: AUGUST 30, 2010.

5b

**Action Items
August 20, 2010, RRC Steering Committee Meeting**

Date of Action	ACTION ITEM	RESPONSIBLE	COMPLETED?
June 21, 2010	Discuss with Aquicon the possible need for signage at the site	Brad	
	Letter to AMO regarding presentation to the standing committee		
	Report to Council on local benefits	Brad	On-going
	Circulate to committee an order form for golf shirt purchases	Gayle	
	Y website link needs to bypass City main site and instead link directly to Recreation Centre site.	Gayle	
August 20, 2010	FAQ - new and revised questions are being reviewed by Michael, Brad and Gayle. Due to Committee for review prior to Aug. 30 meeting.	Michael/Brad/Gayle	
	On-going written report to Committee that outlines where the project is dollar wise.	Brad	
	Report/list of materials and equipment to Committee that includes approximate dollar value to be pre-purchased prior to march 2011 funding deadline. (Due for September meeting)	Brad Jt Mgmt Committee	



Association of
Municipalities of Ontario

5bi
OFFICE OF THE PRESIDENT

Sent via email: loneill@owensound.ca

August 26, 2010

Lois O'Neill
Deputy City Clerk
City of Owen Sound
Corporate Services Department
808 2nd Avenue East
Owen Sound, ON N4K 2H4

Dear Ms. O'Neill,

Re: Building Canada Fund

With this letter I would like to acknowledge that AMO is in receipt of your letter to Minister John Baird dated May 19, 2010 and resolution regarding the Building Canada Fund deadline. Thank you for copying us on this letter.

We appreciate Owen Sound's desire to work with AMO and FCM and I would like to assure you that AMO has consistently been in favour of flexibility on the March 31, 2011 deadline for stimulus projects, including those funded through the Building Canada Fund. I can assure you that your resolution compliments AMO's position on funding for stimulus projects and we have been working hard to receive the support of the Ontario Government for this. I am pleased to tell you that comments made recently by Premier McGuinty to delegates at the annual AMO conference indicate the province is now in favour of flexibility for stimulus projects.

I assure you that AMO will continue to work in concert with FCM and the provincial government to ensure that municipalities are treated fairly in infrastructure stimulus funding programs and especially so where projects have been delayed by events beyond municipal control.

Thank you once again for copying AMO on your letter.

Sincerely,

Norman Sandberg
President

cc. Hans Cunningham, President, Federation of Canadian Municipalities (FCM)
Paul Grenier, Chair, Ontario Small Urban Municipalities (OSUM)





Owen Sound

May 19, 2010

The Honourable John Baird
Minister of Transport, Infrastructure and Communities
Tower C-330 Sparks Street
OTTAWA, ON K1A 0N5

Dear Sir:

Re: BUILDING CANADA FUND

City Council, at its meeting held on May 10, 2010 considered the above noted matter and the following resolution was adopted:

"WHEREAS, Building Canada Fund, the Federal and Provincial government and municipalities are identified as equal 'partners' in the infrastructure funding formula,

AND WHEREAS municipalities are recognized as a relevant, mature form of government,

AND WHEREAS there is a fixed deadline for the Building Canada Fund of March 31, 2011,

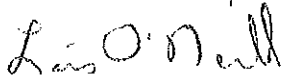
BE IT RESOLVED THAT we request Building Canada Fund (Community Fund) respect the fiscal management of local municipalities, and further

THAT as a result of the acknowledgement, the governments meet their promise of full funding for the specific capital projects identified within the funds granted, and further

THAT we work with Ontario Small Urban Municipalities, Association of Municipalities of Ontario and the Federation of Canadian Municipalities to continue to advocate on behalf of municipalities that Building Canada Fund release 100% of promised funds to municipalities as an equal partner in building our community whereby municipalities will manage and complete those funded projects in a timely and fiscally responsible manner that will benefit the community and the individual citizens in municipalities across Canada."

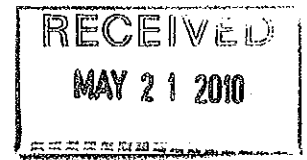
We look forward to hearing from you respecting the above.

Yours truly,



Lois O'Neill, M.P.A.
Deputy City Clerk

- c: Pat Vanni, Executive Director, Association of Municipalities of Ontario
Norm Sandberg, Chair, Ontario Small Urban Municipalities
✓ Basil L. Stewart, President, Federation of Canadian Municipalities
Larry Miller, Member of Parliament
Bill Murdoch, Member of Provincial Parliament



Regional Recreation Centre - Frequently Asked Questions Update August 20, 2011

REVISION – PAGE 3

Q. How will property taxes be affected if the senior levels of government do not provide any funding after March 2011?

A. If the federal and provincial governments do not provide full funding the additional costs to the city will be debentured. In the worst case this could result in a local tax increase of approximately 3 percent. However, this is unlikely for several reasons:

* At the annual AMO meeting in Windsor Premier McGuinty said that it would be a “mistake” for the province and Ottawa to shut off funding after March 2011 for projects already underway. “On April 1 we can’t walk away from projects that are four walls waiting for a roof.”

* Some officials in Ottawa are calling for an end to financing after March 2011. However, Prime Minister Harper, while keeping the pressure on to complete projects, has never said that there will be no funding for existing projects after the deadline.

* MP Larry Miller acknowledged in a Sun Times article that the city has some “very good points”... “At the proper time, we’re going to do what we can to get an extension for them.”

* Owen Sound is not alone. According to the Parliamentary Budget Officer there are 936 other projects across Canada that are behind schedule and will not be completed by March 2011. These projects are providing thousands of jobs and injecting nearly \$900 million into communities like Owen Sound.

* The city is making every effort to expedite the Centre including the advance purchase of as much material and equipment as is practical before March 2011.

* The city has offered the two senior levels of government a guarantee in the form of a bond or letter of credit that ensures them that the local funding for the Centre will be forthcoming despite the delay in completing the project.

NEW

Q. Is the building designed to allow for the installation of solar panels on the roof?

A. Yes the building roof can accommodate flat mounted solar panels.

NEW

Q. Why aren’t there two shifts being used during the summer months to speed up the completion of the Centre?

A. This strategy is being constantly evaluated and used for trade packages on a case-by-case basis. The use of additional shifts is limited to work that does not require a

continuous supply of materials such as concrete and gravel that are only available during normal working hours. The use of additional shifts often has a cost premium which has to be weighed against any time advantage.

NEW

Q. What are the environmentally friendly and energy efficient features of the Centre?

A. There are a wide range of these features including:

- * A waste heat recovery refrigeration system will be used for the arena area. It will handle the creation of the ice surfaces and also use the waste heat from that process to provide radiant heat to others parts of the complex. It will also reduce the heating loads on the building by pre-heating the domestic hot water and the pool water.
- * Providing bicycle storage for the building occupants, to encourage alternate means of getting to the facility.
- * Reducing the heat island effect by providing a reflective roof.
- * Protecting the environment of the site by minimizing asphalt and providing green spaces, such as bio-swales and grassed areas.
- * Reducing light pollution by ensuring light from the building and site does not spill over the site boundary.
- * Conserving water use by not implementing an irrigation system. This will be done through drought-tolerant planting and native species.
- * Reducing potable water usage by 40% using low flow fixtures.
- * Using materials with high recycled content wherever possible.
- * To conserve energy, occupancy sensors have been installed to control lighting in non-occupied spaces.
- * Energy efficient lamps will be used instead of standard fluorescent and incandescent bulbs.
- * The glass glazing has been strategically selected to provide the desired aesthetic for the building but also to protect against solar glare and heat gain within the program areas of the facility.
- * Boilers within the facility have been equipped with heat wheels. These wheels will capture heat from exhausting air and use it to pre-heat the supply air for the change rooms.

* The facility is equipped with a storage and collection area for recyclable materials.

* 50% of the total wood-based material for the project will be Forest Stewardship Council wood.

* To ensure indoor air quality it will be monitored for carbon dioxide within occupied spaces.

* Low VOC adhesives, sealants, paints, coatings, carpet, composite woods and laminates will be specified for the entire facility.

DRAFT

FREQUENTLY ASKED QUESTIONS

Q. Who are the members of the Regional Recreation Centre Steering Committee?

- Chairman: Jim McManaman, City Councillor
- David Adair, City Councillor
- Brian Dean, Vice President, Family Y Board of Directors
- Evelyn Dean, President, Family Y Board of Directors
- Ruth Lovell Stanners, Mayor, City of Owen Sound
- Tom Pink, City Councillor
- Ryan Thompson, Councillor, Township of Georgian Bluffs
- Bill Twaddle, City Councillor
- Michael Warren, Family Y Board of Directors Appointee
- Francis Richardson, Mayor, Municipality of Meaford

Architects - Shore Tilbe Perkins + Will
Project Architect - Phil Fenech

Construction Manager - Aquicon Construction Company Limited
Project Coordinator - Joseph Aquino

Q. Who do we contact if we have comments or questions?

A. City Manager's Department, 2nd Floor, City Hall
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Phone: 519-376-4440, ext. 1211
Fax: 519-376-3579

Executive Assistant – Sharon Edwards
sedwards@owensound.ca

Q. Who will oversee the fundraising for this project?

A. The Family Y Board of Directors in conjunction with a volunteer fundraising committee and professional counsel from Ketchum Canada Inc.

Family Y Board of Directors:

- Evelyn Dean – President
- Brian Dean – Vice President
- Doug Bierer – Vice President/Treasurer
- Mark Avery
- Mark Cruikshank
- Bill Ringel

- Marie Martin
- Ruth Barwell
- Mary Hewitt
- Rod Moore
- John Rossitter

Volunteer Fundraising Committee members:

- Tom Rice - Campaign Co-Chair
- Sonya Mount - Campaign Co-Chair
- Michael Warren - Honorary Chair
- Elizabeth Warren - Honorary Chair
- Jim Algie
- Jan Chamberlain
- Evelyn Dean
- Brian Johnson
- Dennis Morrison
- Denise Reid
- Judy Robinson
- Carol Smith
- Jeff Sziklai
- Bill Van Wyck
- Gayle Graham

Q. Will the Coliseum be accessible during the construction of the new recreation centre?

A. It will be business as usual at the Coliseum, although parking may be reduced to facilitate construction access. The ice surface will remain open until the new ice surface at the Regional Recreation Centre is operational.

Q. What will the City do with the Coliseum?

A. The City may entertain proposals from groups interested in using this facility for recreational purposes, providing the City is not expected to assume capital or operational costs. Otherwise, the City intends to demolish the structure, as the arena requires a new ice refrigeration system and floor, and will not be functional without these.

Q. Will there be other features added to Victoria Park over the years?

A. We consider Victoria Park to be a recreational campus and there could be additional features in future. The City is currently initiating a master planning process for Victoria Park and will consult with the Agricultural Society, St. Mary's High School and the general public during this process.

Q. We have heard that the project is over budget. Is this true?

A. Current project costs are estimated to be \$38.645 million. Council has agreed to move forward with the project with the increased costs. Efforts will be made to continue to look for cost-saving opportunities as the project moves forward. A request for additional funding was made to the Ontario Ministry of Agriculture and Rural Affairs, which is administering the Building Canada Fund, and the request was denied.

Q. How can the City afford this huge project?

A. The project is two-thirds funded through the Building Canada Fund, a joint Federal and Provincial infrastructure funding program. The remaining one-third will be paid through various, sources including regional partners, the Owen Sound Family Y, fundraising efforts, and the City of Owen Sound. If the City gets full funding from government sources, its contribution would be no greater than the cost to replace the Coliseum (about \$10-million). The City intends to fund its portion through debenture payments with the money coming from the interest on the sale of the former Georgian Bay Energy.

Q. What is the Georgian Bay Energy (GBE) Fund, and what is it used for?

A. The GBE Fund was created when the assets of Georgian Bay Energy, a publicly owned utility, were sold to Hydro One. The proceeds from the sale were invested and Council has committed to preserve the capital of this investment and use the interest to help fund large legacy projects such as the Regional Recreation Centre. These funds were previously allocated to projects such as the “Big Dig” and the Owen Sound Police Services building.

Q. How will property taxes be affected if the senior levels of government do not provide any funding after March 2011?

A. If the federal and provincial governments do not provide full funding the additional cost will be debentured. This debenture could result in a local tax increase of approximately 3 per cent.

Q. Will there be local employment or business opportunities with the project?

A. A significant amount of local labour will be used for the project, through arrangements with select, prequalified contractors.

It is expected that there will be upwards of 150 people working on the project during peak periods, with over 300 people working on it over its duration.

A notice for Prequalification of Selected Contractors was issued by the City in November 2009 and the Construction Manager, Aquicon Construction Co. Ltd., has reviewed most of the submissions. The prequalification process ensured that companies working on the project

have the experience, qualifications, and resources with respect to manpower and production capacity to undertake a project of this magnitude.

The list of prequalified companies is published on the City's website, www.owensound.ca/recreationcentre.php, along with a list of unions involved in the project and appropriate contact information.

Local companies are encouraged to contact the prequalified companies to determine if their company could be engaged to work on the project.

Q. Can other functions be incorporated into the new Regional Recreation Centre?

A. Currently the project commitments under the Project Charter include:

- A Health and Fitness Component under the Family Y featuring:
 - An aquatic centre with a 25-metre pool and warm therapeutic pool;
 - Fitness/conditioning/wellness centre;
 - Gymnasium;
 - Walking/running track;
 - Program rooms;
 - Related support amenities and common shared spaces.
- A Double Ice Pad with
 - 8 regular dressing rooms, 2 barrier-free dressing rooms, an extra dressing room for teams that have both males and females requiring separate change facilities, and a referee change room;
- Common Shared Spaces (eg. entranceways, corridors, lobby)

No additional facilities can be incorporated into the program within the existing budget. Should an organization have a strong business case and funding, the Regional Recreation Centre Steering Committee will consider its proposal.

Q. Will there be a seniors' centre?

A. The City has had several meetings with the local seniors groups. It has been determined that the seniors' needs can be addressed through use of the other facilities including those at Harrison Park and at the Bayshore Community Centre.

Q. What is the City's relationship with the Family Y?

A. The City's Strategic Plan encourages the municipality to continuously evaluate partnering opportunities in the delivery of all City services.

In 2007, the Recreation and Parks Master Plan recommended that the City, Family Y and the community pursue the development of a new regional recreation complex. A task force was

created and in August 2009 the City and Family Y signed a Memorandum of Understanding that outlined their collaboration to achieve the vision of a new community recreation centre.

The Family Y has expertise in the delivery of recreation programs and the City and Y have an aligned vision of an active and healthy community with facilities accessible to all people. The City and Family Y also have a strong partnership around the delivery of summer recreation programs.

Q. How many spectators can the arenas hold?

A. Each ice pad will be able to seat 281 people:

- 125 cold spectator viewing along the edge of the ice surface
- 136 cold spectator viewing in the 2nd floor gallery
- Approximately 20 warm spectator viewing in 2nd floor lobby
- Standing room warm viewing for approximately 30 spectators (one ice pad only)

Q. Are two rinks really necessary? Why not cut costs by only building one?

A. Needs assessments and public consultation undertaken by the City at the time of the funding application concluded that an additional ice surface was required to fulfill the current demands for recreational use. Reducing the costs by reduction of program will result in lack of programming space and would result in less program funding.

Q. Will there be seating in the new aquatic centre for competitions?

A. There will not be fixed seating on the pool deck, as the area will be used for participants, coaches, and support personnel. However, the area outside the pool will accommodate up to 120 spectators, depending on how event organizers arrange the space. The walking/running track on the second floor of the fitness centre can also be used for spectator viewing. Additionally, electronic media can assist in allowing spectators a close-up view during competitions.

Q. Why will the new pool not be Olympic size?

A. The new pool will be competition size – 25 metres long and eight lanes wide – enabling us to host swim meets with the Owen Sound Aquatic Club and the Special Olympics Program in our community. Combined with the warm water leisure pool, it will triple the aquatic space currently available at the Family Y. An Olympic size pool is 50 metres long and geared to high-end competition in densely populated areas.

The existing Family Y pool is fully booked, with more than 300 people using it daily. The new aquatic centre will readily meet the increased needs of our community for fitness, swim instruction, leisure play, rehabilitation and competition.

Q. Why is there little or no activity on the site when meeting deadlines is so important?

A. Lack of activity at the Site does not imply work is not proceeding. Several activities have been continuing during this period including final detailed design and trade package tendering as well as off-site fabrication of building components. Absence of activity at the Site during late April and May is the result of two circumstances. Firstly, we had an early and dry spring which resulted in the first contractor to complete its work earlier than scheduled. Secondly, recent identification of more complex soil and groundwater conditions at the Site has resulted in the need to refine the design for the building foundation. The design refinements are complex and required several discussions between the structural engineer (foundation designer), the geotechnical engineer (soils expert), and the hydrogeologist (groundwater expert) including additional site investigations. Time was required to ensure that the final foundation design is appropriate for the site conditions. Tenders for the foundation caissons have been awarded and work is scheduled to begin in early June 2010.

Q. Why does the cost of the Regional Recreation Centre keep going up?

A. Like with any project, as it advances costs get more refined, and items that may not have been anticipated (in this case, complex soil and groundwater conditions) will affect the budget.

Q. Why has it taken since last fall to discover that the Regional Recreation Centre is sitting on an aquifer that now requires an additional \$2.1 million of project cost?

Building design and geotechnical (soil) conditions must be considered in tandem. The geotechnical engineer cannot provide a complete assessment until details of the building configuration (eg. footprint and number of stories) is understood. In this case, a sequence of investigations, analysis and discussions were required between the geotechnical engineer and the structural engineer.

Q. I'm already paying federal, provincial and municipal taxes, so why am I also being asked to give to the Family Y to finance this centre?

A. A project this size requires funding from many different sources. The federal, provincial and municipal governments and the Family Y have committed capital funds. However, the project also requires a community fundraising campaign to raise \$5 million to build the \$38-million centre. Local contribution (tax supported funding and/or fundraising) is also a requirement of the infrastructure funding from senior levels of government.

Q. How can the City afford to pay for its share of the Regional Recreation Centre and also finance the 9th Street bridge and a Secondary Wastewater Treatment Plan costing over \$60 million?

A. Funding for the recreation centre is being provided through debenture costs being paid off from the GBE Interest. (See "What is the Georgian Bay Energy (GBE) Fund?" above.)

Other financing approaches are being examined for the 9th Street Bridge project and Secondary Wastewater Treatment Plant that will ensure stability and that utility costs are paid for by the utility users and not from the property tax base

Q. Why do we need a new Family Y when we already have many other public and private fitness centres in the region?

A. The Family Y has been serving our community since 1877 and the new regional recreation centre will be the third Family Y facility. There are several different fitness centres in our region, and each works with its own client group in its own way. The Family Y works with people of all ages, backgrounds, abilities and financial situations. As a charity, the Family Y fundraises to provide financial assistance so that low income is not a barrier for participation. Over the Y's history, it has addressed and responded to the needs of people throughout the Grey and Bruce region.

Q. If the Regional Recreation Centre is being built with my tax money why will I have to buy a Y membership to access their facilities?

A. Tax money is being used to build the new facility. Once it is built the Family Y will be responsible for financing its operations without any subsidies from the City or surrounding municipalities. Just as it does with its current facility, the Family Y will operate the new facility on a break-even basis. The Family Y is a non-profit charity.

Q. What if I, or my family, cannot afford a Y membership?

A. The Family Y will continue to fundraise and provide financial assistance to families that are unable to pay the fees.

Q. Do all members of Council support the Regional Recreation Centre and accept the financial risk involved?

A. Council has unanimously supported the RRC project on several occasions through resolutions and bylaws.

Q. What is this new Regional Recreation Centre going to do for the community? What are the benefits that we can expect?

A. The significant long-term benefit of the project will be the availability of a large regional recreation centre for the Owen Sound area for the next 40 years or more. The centre will also assist in attracting investors, businesses, industry, and professionals, who will view the facility as a key aspect of the community when considering relocation.

Short-term, the project will create jobs for upwards of 150 people during peak periods and 300 people overall.

Q. Why aren't the surrounding municipalities contributing to the cost of the Regional Recreation Centre since many of their residents will be using it?

A. Surrounding communities will be contributing to the cost of the Regional Recreation Centre through direct contributions to the project or through the fundraising campaign. If a municipality doesn't provide direct capital support, residents of those communities may also be required to pay a user fee surcharge to offset the project costs.

Q. Will my Family Y membership fees go up?

A. Fees may need to increase minimally to ensure the new centre will break even financially. The Family Y undertook a market feasibility study that identified the membership fee that people in the community were willing to pay.

Q. Why were seniors left out?

A. Seniors were not left out. They were always included in the centre and are one of the larger user groups at the Family Y, with over 400 individuals currently active. Seniors have access to the whole facility, its programs and services.

Q. Where can we find information on the project as it progresses?

A. There is a link on the City of Owen Sound's website that is updated frequently.
<http://owensound.ca/recreationcentre.php>

Q. Did the Committee and Council consider other building sites?

A. Early on in the project development the City did investigate the potential to relocate the Regional Recreation Centre to other properties. Unfortunately much of the City within the valley is underlain with similar materials as those found at Victoria Park. The criteria for evaluating other sites included the existing topography or grade of the property (needed a relatively flat site); existing official plan designation and zoning; infrastructure would need to be in place (including roads, traffic studies, bus routes, water sewer, stormwater drainage, etc.); ownership of the property (non-city owned property would have to be purchased which would increase the cost); subsurface conditions of other properties (shallow bedrock or similar soil conditions would also have additional cost); proximity to urban area (need to be in close proximity to urban area to permit pedestrian and bicycles access); and overall costs (cost had to be less than additional cost for Victoria Park). It was ultimately concluded that although there were other sites that may have met some of the above criteria the cost to acquire the land and establish the necessary infrastructure to the site exceeded the additional costs to develop the Victoria Park property. In addition, the relocation would have substantially delayed the project by months resulting in the potential for further loss of funding. The delay would be required as the building would need to be redesigned, geotechnical and hydrogeological investigations would have been required to be undertaken

and any necessary re-zoning would need to be completed prior to initiating any of these activities.

DATE: August 30, 2010
TO: REGIONAL RECREATION CENTRE STEERING COMMITTEE
FROM: Brad McRoberts, P. Eng. **DIV:** Special Capital Projects **DEPT:** City Manager
SUBJECT: TENDER AWARD SUMMARY AS OF AUGUST 23, 2010

BACKGROUND: At the August 10, 2010, RRCSC meeting the RRCSC requested a written report summarizing the current allocation of tenders.

COMMENTS: The attached Table 1. provides a summary of the awarded contracts for the project as of August 23, 2010. As of this date a total of over \$31.3M in contracts have been awarded. This total includes project cost from STP+W which when excluded indicates that a total of approximately \$28.9M in construction contracts have been awarded.

Although the contracts awarded to date are collectively below the project budget there are still value engineering requirements necessary to bring the project collectively at or below the project budget. Although significant progress has been made and the Joint Management Team, Architect and Construction Manager have been and continue to acquire additional savings to bring the project costs in line with the project budget. Final determination of this effort will not be determined until all tenders have been received and awarded.

It should be noted that only limited funds have been drawn from the project design and construction contingency fund of \$1.2M as of August 23, 2010.

RECOMMENDATION:

THAT the Regional Recreation Centre Steering Committee receives the foregoing August 30, 2010, report from the Manager of Special Capital Projects regarding the Tender Award Summary.

Respectfully Submitted by:



Brad McRoberts, P. Eng.
Manager of Special Capital Projects

Table 1

Summary of Tender Awards as of August 23, 2010
Regional Recreation Centre

<i>Tender Series</i>	<i>Tender No.</i>	<i>Tender Title</i>	<i>Budget</i>	<i>Contractor</i>	<i>Date of Award</i>	<i>Tender Award Amount</i>	<i>Difference</i>	<i>Note</i>
City	RFP 09-07	Architect/Prime Consultant	\$ 2,275,000	Shore Tilbe Perkins + Will	August 14, 2009	\$ 2,355,925	\$ 80,925	Cost increase is to account for STP+W fixed fee increase for construction cost increase
City	RFP 09-08	Construction Manager/General Contractor	\$ 2,136,587	Aquicon Construction Ltd.	September 30, 2009	\$ 2,136,587	\$ -	
City	RFP 09-08	Cash Allowances	\$ 287,000	Aquicon Construction Ltd.	April 6, 2010	\$ 287,000	\$ -	
City	T10-01	Engineered Fill and Service Relocation	\$ 360,117	Harold Sutherland Construction Ltd.	March 3, 2010	\$ 360,117	\$ -	Note savings already accounted for in Class B Budget
1	11312	Pre-Engineered Steel Structure	\$ 1,680,000	Clarence H. Graham Design & Construction, A Division of Scott Builders Inc.	April 6, 2010	\$ 1,953,383	\$ 273,383	Tender amount adjusted to reflect roof upgrade
2	22201	Excavation and Backfill	\$ 1,979,500	Aquicon Construction Ltd.	May 4, 2010	\$ 1,979,500	\$ -	
3	32704	Site Services	\$ 575,000	Metric Contracting Services Corporation	June 28, 2010	\$ 541,130	\$ 33,870	
4	42460	Drilled Caisson Foundations	\$ 734,730	H. C. Matcon Inc.	June 7, 2010	\$ 681,948	\$ 52,782	
5	53100	Concrete Formwork	\$ 3,802,700	Long Valley Forming Ltd & Aquicon Construction (Rebar)	June 14, 2010	\$ 3,757,100	\$ 45,600	
5	51420	Elevators	\$ 165,000	Thyssen Krupp Elevator	June 14, 2010	\$ 121,544	\$ 43,456	
5B	53340	Concrete Floors & Rink Slabs	\$ 1,071,800	Duron Ontario Ltd.	June 28, 2010	\$ 1,177,950	\$ 106,150	
6	65120	Structural Steel and Metal Deck	\$ 1,533,500	Gensteel, A Division of Austin Steel Inc.	July 12, 2010	\$ 1,353,950	\$ 179,550	
6		Stud Rails	\$ 10,000	Aquicon Construction Ltd.	July 12, 2010	\$ 10,000	\$ -	
7	71601	Electrical	\$ 2,064,600	JMR Electric Ltd.	August 9, 2010	\$ 2,235,400	\$ 170,800	
7	71501	Mechanical	\$ 6,030,000	JMR Electric Ltd.	August 9, 2010	\$ 5,575,790	\$ 454,210	
8		Waterproofing	\$ 130,500	Aquanorth	August 9, 2010	\$ 215,840	\$ 85,340	
8		Sump Pits	\$ 40,000	Aquicon Construction Ltd.	August 9, 2010	\$ 40,000	\$ -	
7	71310	Pool Finishes, Equipment and Fittings	\$ 1,868,000	Hollandia Gardens Ltd./Aquicon Construction Ltd.	August 23, 2010	\$ 2,492,970	\$ 624,970	

Table 1
Summary of Tender Awards as of August 23, 2010
Regional Recreation Centre

8	81101	Folding Partitions	\$ 25,000	Corflex	August 23, 2010	\$ 16,440	\$ 8,560
8	80503	Metal siding & Aluminum Panels	\$ 933,700	Ritz Metal 2000 Inc/Aquicon Construction Ltd.	August 23, 2010	\$ 737,800	\$ 195,900
8	80401	Masonry and Architectural Precast	\$ 2,357,750	Clifford Masonry Limited/Aquicon construction Ltd.	August 23, 2010	\$ 1,663,600	\$ 694,150
8	80704	Roofing, Metal Flashings & Roof Accessories	\$ 438,800	DJ Peat Roofing & Sheet Metal Ltd/Aquicon construction Ltd.	August 23, 2010	\$ 486,587	\$ 47,787
8	80901	Gypsum Board, Acoustic Ceilings & Treatment	\$ 962,250	Nelmar Drywall Company Ltd.	August 23, 2010	\$ 905,000	\$ 57,250
8	80904	Painting	\$ 200,000	Marando Painting Ltd.	August 23, 2010	\$ 240,000	\$ 40,000
8	81020	Louvres	\$ 55,700	Ten Plus Architectural	August 23, 2010	\$ 50,120	\$ 5,580
8	81102	Fall Restraint Roof Anchors	\$ 50,000	Thaler Metal Industries Ltd.	August 23, 2010	\$ 17,702	\$ 32,298
		Project Totals to Date	\$31,767,234			\$ 31,393,383	\$ 373,851
		Construction Totals To Date¹	\$29,492,234			\$ 29,037,458	\$ 454,776

Notes: ¹ Includes all contracted scopes except RFP 09-07 as this is a project budget cost and not a construction cost.