

Information Report



Service Area Infrastructure, Development and Enterprise Services
Date Friday, July 29, 2022
Subject **Tier One Project Portfolio Status Update,
Second Quarter 2022**

Executive Summary

Purpose of Report

The purpose of this report is to provide the quarterly status update of the Tier 1 Project Portfolio. These reports are posted on their respective project pages on guelph.ca/capitalprojects.

Key Findings

In second quarter (Q2) 2022, the City had the following active Tier 1 projects:

- Guelph Police Service Headquarters renovation;
- Canada's Smart Cities Challenge: Our Food Future and COIL;
- South End Community Centre construction;
- Baker District Redevelopment;
- Downtown Infrastructure Revitalization; and
- Operations Campus Site Plan Design.

Status dashboards for these Tier 1 projects are attached. The scope, budget and schedule represent their status as of June 30, 2022. A brief update of each project is provided within this report.

There were no Tier 1 projects in the initiation or planning stage during Q2, 2022.

Financial Implications

There are no direct financial implications from this report. The purpose of this report is to ensure financial transparency and accountability for these significant and complex projects. The timely and consistent reporting on these and future projects assists in keeping both Council and the public informed regarding the financial status of projects that represent a significant investment in the city.

Report

Details

Current Tier 1 Projects

The currently active Tier 1 projects are:

- Guelph Police Service Headquarters renovation;
- Canada's Smart Cities Challenge: Our Food Future and COIL;

- South End Community Centre construction;
- Baker District Redevelopment;
- Downtown Infrastructure Revitalization; and
- Operations Campus Site Plan Design.

Highlights for each of these projects are summarized below. More comprehensive updates are available in the attached status dashboards. The scope, budget and schedule represent status as of June 30, 2022.

1. Guelph Police Services Headquarters Renovation

In March 2021, the bond surety, Zurich Insurance Company Ltd. (“Zurich”) appointed Perini Management Services ULC (“Perini”) as general contractor to complete the project. Since the appointment of Perini, structural deficiencies have been addressed, and a final integrated testing of the fire safety systems has been completed. Occupancy has been granted for all remaining areas of the building. The project has achieved Substantial Performance. The project will now move into the close-out, with maintained focus on final occupancy documentation and addressing remaining deficiencies and any warranty items. This report concludes reporting on the Guelph Police Service Headquarters renovation project within Tier 1 Project Portfolio Status Update. Final accounting will be reported to Council once all financial matters are completed. More information about this project is available at [Guelph Police Headquarters renovation - City of Guelph](#).

2. Canada’s Smart Cities Challenge: Our Food Future and COIL

The Smart Cities Office has continued work of the Our Food Future initiative. Some noteworthy events in Q2 2022 include:

- The Motivations for Lighter Living research study has been conducted to discover the diverse motivations that lead people in Guelph-Wellington to support circular products and services, reduce food waste, and undertake other lighter living actions, with the aim of engaging a wider population and of normalizing and mainstreaming these actions. This research will be used to inform many pilots and programs throughout the initiative including key messaging for the upcoming Reimagine Food Campaign. The survey was advertised locally and officially launched in June. 365 people responded from both the City and County.
- In May, the Nutritious Foods Workstream announced the Spark Grants. A total of \$50,000 in funding is available through a challenge process for community members and organizations working to increase access to affordable, nutritious foods in Guelph and Wellington. Applicants posted a 200-word description of their idea on the Kitchen Table webpage. Over 30 applications were received from many organizations that had not worked directly with Our Food Future before. Qualifying ideas were invited to submit a full proposal that will be reviewed by panel of partners.

Some notable achievements in Q2 for COIL include:

- Anthesis Provision has been funded to support 10-15 regional businesses through the application process for Upcycled Certification. This Upcycled Food Association’s standard is new to Canada and a concentration of local businesses would be another marker of circular leadership in the region.
- The Circular Food Leadership Program with Ivey School of Business and Innovation North is currently accepting applicants for their September 2022 –

April 2023 program to support SMEs across southern Ontario with circular transitions, innovation and prototyping across the food supply chain.

- With support from Cooperators, ZWETL work is gaining momentum with the launch of its first innovation challenge through Guelph Bids and Tenders in late summer, aimed at developing solutions to source separate CRD waste for recycling on smaller job sites.
- The second round of COIL program participants have been accepted and programs are well underway. This confirms an additional 20 new businesses contributing to the local circular economy. More information on this initiative is available at foodfuture.ca and coil.eco.

3. South End Community Centre Construction

The 165,000 square foot South End Community Centre project was tendered in late Q4, 2021 to the pre-qualified contractors, and the tender closed in Q1 2022 with the lowest bid at 50 percent above the original budget. The budget overrun can be attributed to general inflationary market pressure and volatility within the construction market sector. As a result, the tender was subsequently cancelled and the bid results were reviewed by the project team in order to recommend a clear path forward.

In order to counteract the current market volatility and inflation, the City has concluded that a change in the construction methodology for the SECC project to a Construction Management approach offers the best value going forward. A Request for Proposal has recently been issued for a construction manager to perform pre-construction services, including value engineering and to provide input into the budget, constructability, and schedule, and, at the City's option, to proceed with construction and post-construction services.

The project team anticipates the hiring of a Construction Manager in Q3 2022 for the purpose of collaborating with the project team on scope and budget until a final recommendation can be made to Council in Q1 2023.

More information about this project is available at [South End Community Centre - City of Guelph](#).

4. Baker District Redevelopment

In Q2, 2022 the project team furthered activities on each component:

- New Library, Parkade and Public Squares: Contract Documents for the public components of the Baker District are underway and nearing 50% as of the end of Q2, 2022. The Site Plan Application process is underway with an anticipated completion in Q4, 2022.
- Archaeological clearance for the portion of the Baker parking on which the private component of the development will be constructed has been completed and clearance activities have commenced on the Library portion of the Baker parking lot. Archaeological clearance of the Library portion of the Baker parking lot is tentatively scheduled for completion in July 2022.
- Right of Way Reconstruction (Baker Street, Park and Chapel Lanes) will commence during Q3, 2022 including the completion of the construction tender. The scope of work includes infrastructure upgrades and new streetscapes in support of the Baker Street Redevelopment. Archaeological Clearance of the Right of Way will be complete in early July 2022.

More information about this project is available at [Baker District Redevelopment - City of Guelph](#).

5. Downtown Infrastructure Revitalization

In Q2 2022 work continued on the collection of background information to support the two Environmental Assessments and the preparation of the Capital Implementation Plan. This included field investigations to confirm infrastructure conditions and undertake surveys.

The City continues work on the Downtown Coordination Plan and Communication Framework with enhanced engagement and consultation occurring over the remainder of 2022. Through a collaborative and holistic approach, this Plan will focus on strategically organizing and coordinating existing and future downtown City projects and programs as well as external initiatives and events. The effect of the Downtown Coordination Plan on the schedule of the Downtown Infrastructure Revitalization Program is to be determined and revisions, if any, will be reported in future reports.

More information about this project is available at [Downtown Infrastructure Revitalization - City of Guelph](#).

6. Operations Campus Site Plan Design

Studies and monitoring work regarding the City Operations Campus site plan continued through Q2 2022 and has shifted into the detailed study stages. Initial studies including Stage 1 Archaeology Assessment, Cultural Heritage Resource Impact Assessment, Phase 1 Environmental Impact Study and Topographical Maps have been completed. The initial studies can be found on [Operations Campus webpage](#). Findings have been compiled to determine preliminary site development constraints. As part of the concept design process, City Operations Campus program requirements have been defined and used to determine space needs for test fitting within the site constraints. Site layouts are being formed in an iterative manner considering impacts to site constraints, servicing requirements and program requirements.

In addition to the City Operations Campus site plan work, support for electric transit pilot work continues. Final design work for the pilot-scale electric buses is complete. The electrical infrastructure upgrade and structural reinforcement work has also been completed on the existing Guelph Transit garage. Extended supply chain delays and labour disruptions have impacted the delivery of the pilot-scale electric bus charging equipment and four battery electric buses and has extended the schedule to Q1 2023.

More information about this project is available at [Operations Campus - City of Guelph](#).

Planned Tier 1 Projects:

There were no Tier 1 projects in the initiation or planning stage during Q2 2022.

Financial Implications

There are no direct financial implications from this report. The purpose of this report is to ensure financial transparency and accountability for these significant and complex projects. The timely and consistent reporting on these and future

projects assists in keeping both Council and the public informed regarding the financial status of projects that represent a significant investment in the city.

Consultations

Staff from the following divisions were consulted for this report: Corporate Communications; Engineering and Transportation Services; Facilities and Energy Management; and Finance.

Strategic Plan Alignment

The information contained in this report, relating to current and planned Tier 1 projects, aligns with the City's [Working Together for our Future](#) Strategic Priority by improving communications to keep the Guelph community updated on the progress of key City's projects in a consistent and transparent manner.

Attachments

Attachment-1 Tier 1 Project Portfolio Dashboard - Q2 - 2022

Attachment-2 Guelph Police Service Headquarters Renovation Project - Q2 - 2022

Attachment-3 Canada's Smart Cities Challenge – Q2 - 2022

Attachment-4 South End Community Centre Project – Q2 - 2022

Attachment-5 Baker District Redevelopment Project – Q2 - 2022

Attachment-6 Downtown Infrastructure Revitalization – Q2 - 2022

Attachment-7 Operations Campus Site Plan Design – Q2 - 2022

Departmental Approval

Antti Vilkkö, General Manager, Facilities and Energy Management

Barbara Swartzentruber, Executive Director, Smart Cities Initiative

Greg Clark, Manager, Special Projects

Report Author

Ania Orłowska, Program Manager, PMO, Corporate Asset and Project Management

This report was approved by:

Terry Gayman, P.Eng.

City Engineer / General Manager, Engineering and Transportation Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2369

Terry.Gayman@guelph.ca

This report was recommended by:

Jayne Holmes, P.Eng.,PMP

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

Jayne.Holmes@guelph.ca