

Information Report



Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, April 17, 2020
Subject	Tier 1 Project Portfolio Q4 2019 Status Update

Executive Summary

Purpose of Report

To provide the quarterly status update of the Tier 1 Project Portfolio to Council. These reports are posted on their respective project pages on guelph.ca.

Key Findings

In Q4, 2019, the City had the following active Tier 1 projects:

- Guelph Police Service (GPS) Headquarters (HQ) Renovation;
- South End Community Centre Design;
- Wilson Street Reconstruction and Market Square Parkade;
- Baker District Redevelopment (Master Planning Phase) and Guelph Central Branch Library; and
- Transportation Master Plan (TMP).

Status dashboards for these Tier 1 projects as of December 31, 2019 are attached. A brief update of each project is provided within this report.

Due to a substantial decrease in the project scope and budget, the previously reported Guelph Innovation District Development (GID) project has been reassessed and classified as a Tier 3 project. Accordingly, this report concludes reporting on the GID project as a part of Tier 1 Project Portfolio.

The following Tier 1 projects were in the initiation and planning stage during Q4, 2019 and updates for these projects will be provided as they move into development:

- Wyndham Street North / St. George's Square Reconstruction; and
- Canada's Smart Cities Challenge.

Financial Implications

No financial implications specific to this report.

Report

Details

Current Tier 1 Projects

The currently active Tier 1 projects are:

- Guelph Police Service (GPS) Headquarters (HQ) Renovation Project;
- South End Community Centre Design;
- Wilson Street Reconstruction and Market Square Parkade Project;
- Baker District Redevelopment (Master Planning Phase) and Guelph Central Branch Library; and
- Transportation Master Plan (TMP).

Highlights for each of these projects are summarized below. More comprehensive updates are available in the attached status dashboards.

1. GPS HQ Renovation Project

The project is currently within the approved budget, however there remains a risk that the project could exceed the budget due to the extent of unexpected conditions that are part of renovating an aged building. Staff are diligently working to mitigate costs where possible and appropriate while ensuring the expected outcome is provided. The GPS staff are occupying the newly renovated areas in a phased approach, as renovations are completed. More information regarding this project is available via guelph.ca/living/construction-projects/guelph-police-headquarters-renovation/.

2. South End Community Centre Design

The design is being modified to accommodate net zero carbon building requirements. The project capital cost estimate and the project budget is currently scheduled to be presented to Council in June 2020. The expected finalization of the design is in Q3 2020. More information regarding this project is available via guelph.ca/living/recreation/rec-facilities/south-end-recreation-centre/.

3. Wilson Street Reconstruction and Parkade Project

The Market Parkade was open to Public for parking on October 22, 2019. The grand opening celebration was hosted on October 26, 2019. A deficiency list has been provided to the contractor. The contractor will address final deficiencies in Q2 2020. More information regarding this project is available via guelph.ca/living/construction-projects/wilson-street-reconstruction-and-parkade/.

4. Baker District Redevelopment including Guelph Central Branch Library

The business partnership between Windmill Development Group and the City on the Baker District project carries forward. Per the progress report on September 16, 2019, Council approved the recommendation to include the public components in the capital budget, which include the library, urban square, parking and site works. Library schematic design, Baker District Urban Design Master Plan, terms of the business agreement and results of the completed public engagement, is currently scheduled to be presented to Council June 22, 2020. More information regarding this project is available via guelph.ca/business/downtown-business/bakerdistrict/.

5. Transportation Master Plan

Community engagement on issues and opportunities was concluded during Q4 2019. The Council Workshop held on December 11, 2019 provided Council with an overview of the concept of Complete Streets. The [Transportation Master Plan Community Engagement Update](#) information report published January 31, 2020 provides a comprehensive summary of the results of this foundational work for the

TMP. More information regarding this project is available via guelph.ca/plans-and-strategies/transportation-master-plan/.

Re-classified Tier 1 Projects

The following project has been removed from the reporting within the Tier 1 Project Portfolio because of a reduction in scope and budget:

- Guelph Innovation District Development.

1. Guelph Innovation District Development

At the end of March 2019, Council approved the shift in the approach to the disposition of the GID lands such that now the Province is marketing the lands directly. In July, the province issued an RFP for the sale of the property. As a result, the City scope has been significantly reduced and the main role for the City will be to process development applications.

Due to substantial decrease in the project scope and budget, the GID project has been reassessed and classified as Tier 3 project. Accordingly, this report concludes reporting on the GID project as a part of Tier 1 Portfolio. More information regarding this project is available via guelph.ca/plans-and-strategies/guelph-innovation-district-york-district-lands/.

Planned Tier 1 Projects

The following Tier 1 projects are currently in the initiation and planning stage. Updates for these new projects will be provided as they move into development.

- Wyndham Street North / St. George's Square Reconstruction; and
- Canada's Smart Cities Challenge.

1. Wyndham Street North / St. George's Square Reconstruction

The initial planning stage of this program is expected to commence in Q3 2020.

2. Canada's Smart Cities Challenge

On May 14, 2019, the City of Guelph/County of Wellington's proposal in Infrastructure Canada's Smart Cities Challenge was selected as a winner of \$10M to implement the "Our Food Future" project plan to create Canada's first circular food economy. Information Report CAO-2019-13, describing the proposed governance structure and outline next steps was presented to the Council on June 21, 2019. In Q4 2019 the Smart Cities Challenge continued in the initiating and planning phase. The main activities included within this phase were:

- Contribution Agreement with Infrastructure Canada collaborated on;
- Contribution Agreements with 5 collaborators finalized and distributed for execution;
- RFP for Communications and Engagement consultant executed and hired;
- Communications and engagement platform launched with relevant resources and supporting documentation.

Next steps:

- Q1 2020: Contribution Agreement with Infrastructure Canada fully executed;
- Q1 2020: Contribution Agreements with collaborators fully executed and initial activities commenced;

- Q1 2020: Adoption of City By-Law (2020)-20476 authorizing the City to enter and execute an agreement between Her Majesty the Queen in Right of Canada, represented by the Minister of Infrastructure and Communities, and The Corporation of the City of Guelph, in respect of the Smart Cities Challenge;
- Q1 2020: Council Approval of Governance Structure and appointment of Mayor as member of City/County Advisory Board of Management.

COVID-19 Schedule Implications (all Tier 1 projects)

At the time of preparation of this report, the City is working through the implications of the COVID-19 pandemic. Impacts to Tier 1 project schedules (if any) and associated mitigation strategies will be identified in the Q1 2020 Tier 1 Project Information Report and subsequent reports thereafter.

Financial Implications

No financial implications specific to this report.

Consultations

Staff from the following divisions were consulted for this report: Corporate Communications; Engineering and Transportation Services; Facilities and Energy Management; Business Development and Enterprise; Guelph Innovation District Office; Strategy, Innovation, and Intergovernmental Services; Information Technology; and Finance.

Strategic Plan Alignment

Priority

Working together for our future

Direction

Improve communication and delivery

Alignment

The information contained in this report, relating to current and planned Tier 1 projects, align with the City's Working together for our future strategic priority through improving communications with residents to update them on progress of the key City's projects in a consistent and transparent manner.

Attachments

Attachment-1: Tier 1 Project Portfolio Dashboard – Q4-2019

Attachment-2: Guelph Police Service Headquarters Renovation Project – Q4- 2019

Attachment-3: South End Community Centre Project – Q4-2019

Attachment-4: Wilson Street Reconstruction and Market Square Parkade Project - Q4-2019

Attachment-5: Baker District Redevelopment including Guelph Main Branch Library Project – Q4-2019

Attachment-6: Transportation Master Plan – Q4-2019

Departmental Approval

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