

# Information Report

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Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, May 29, 2020
Subject	<b>Tier 1 Project Portfolio Q1 2020 Status Update</b>

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## 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](http://guelph.ca).

### Key Findings

In Q1, 2020, 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;
- Transportation Master Plan (TMP); and
- Canada's Smart Cities Challenge.

Status dashboards for these Tier 1 projects are attached. The scope and schedule represent their status as of March 31, 2020, and the budget status as of February 29, 2020. A brief update of each project is provided within this report.

The following Tier 1 project was in the initiation and planning stage during Q1, 2020 and updates for this project will be provided as it moves into development:

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

### Financial Implications

No financial implications specific to this report.

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## 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;
- Transportation Master Plan (TMP); and
- Canada's Smart Cities Challenge.

Highlights for each of these projects are summarized below. More comprehensive updates are available in the attached status dashboards. The scope and schedule represent status as of March 31, 2020, and the budget status as of February 29, 2020.

### **1. GPS HQ Renovation Project**

At the end of February, the project spending and committed costs reached the budget. With the remaining five months of construction, the project will 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. Staff are currently preparing a report to bring to Council that will provide budget and funding recommendations required for successful completion of the project. More information regarding this project is available via [guelph.ca/living/construction-projects/guelph-police-headquarters-renovation/](http://guelph.ca/living/construction-projects/guelph-police-headquarters-renovation/).

### **2. South End Community Centre Design**

The design modifications are being continued to accommodate net zero carbon building requirements. The project capital cost estimate and the project budget will be presented to Council; the presentation date is currently being reviewed because of the COVID-19 pandemic. The expected finalization of the design is in Q4 2020. More information regarding this project is available via [guelph.ca/living/recreation/rec-facilities/south-end-recreation-centre](http://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. The contractor has been rectifying items identified in the deficiency list. The contractor plans to address final deficiencies in Q2 2020. More information regarding this project is available via [guelph.ca/living/construction-projects/wilson-street-reconstruction-and-parkade/](http://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. The development will include public components, including new library, urban square and parking and private components including residential towers, institutional space and more parking. Library schematic design, Baker District Urban Design Master Plan, terms of the business agreement and results of the completed public engagement, will be presented to Council; the presentation date is currently being reviewed because of the COVID-19 pandemic. More information regarding this project is available via [guelph.ca/business/downtown-business/bakerdistrict/](http://guelph.ca/business/downtown-business/bakerdistrict/).

## **5. Transportation Master Plan**

The first quarter of 2020 produced drafts of technical memos and policy documents. Preliminary work is underway on a Complete Streets Design Guideline. A draft performance measures framework is in development for evaluating the alternative networks for the next round of engagement planned for June. The project schedule is tracking towards the Q1 2021 completion; however, unexpected delays from the COVID-19 pandemic may put the original project schedule at risk. To minimize impact of the COVID-19 pandemic, the team is currently developing and reviewing contingency plans, particularly if community engagement continues to be impacted by the pandemic. More information regarding this project is available via [guelph.ca/plans-and-strategies/transportation-master-plan/](http://guelph.ca/plans-and-strategies/transportation-master-plan/).

## **6. Canada's Smart Cities Challenge**

On March 2, 2020 the Committee of the Whole approved Council to adopt 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. The Contribution Agreement with Infrastructure Canada was fully executed with the City of Guelph on March 13, 2020. Participation Contracts with five collaborators were fully executed and initial program activities have commenced. On March 23<sup>rd</sup> Council approved the recommendations that were presented to the Committee of the Whole on March 2<sup>nd</sup>, which included the Governance Structure and appointment of Mayor as member of City/County Advisory Board of Management. More information on this initiative is available via [www.foodfuture.ca](http://www.foodfuture.ca).

### **Planned Tier 1 Projects:**

The following Tier 1 project is currently in the initiation and planning stage. Updates for this new project will be provided as it moves into development.

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

## **7. Wyndham Street North / St. George's Square Reconstruction**

In Q1 the Engineering and Transportation Services team commenced outlining the scope and structure of the Downtown Renewal Program, which will include the Wyndham Street North and St. George's Square Reconstruction work. Due to the COVID-19 pandemic, the work was temporarily paused and will be renewed as soon as possible.

### **COVID-19 Implications (all Tier 1 projects)**

At the time of preparation of this report, the City has been finalizing Guidelines for Work Continuity to enable the staff to work through the implications of the COVID-19 pandemic in a consistent manner. Impacts to Tier 1 project schedules (if any) and associated mitigation strategies will be identified in the subsequent reports.

### **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 – Q1-2020

Attachment-2 Guelph Police Service Headquarters Renovation Project – Q1-2020

Attachment-3 South End Community Centre Project – Q1-2020

Attachment-4 Wilson Street Reconstruction and Market Square Parkade Project Q1-2020

Attachment-5 Baker District Redevelopment including Guelph Main Branch Library Project – Q1-2020

Attachment-6 Transportation Master Plan – Q1-2020

Attachment-7 Canada's Smart Cities Challenge – Q1-2020

## **Departmental Approval**

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