

Information Report



Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, October 23, 2020
Subject	Tier 1 Project Portfolio Q3 2020 Status Update

Executive Summary

Purpose of Report

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

Key Findings

In Q3, 2020, the City had the following active Tier 1 projects:

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

Status dashboards for these Tier 1 projects are attached. The scope, budget and schedule represent their status as of September 30, 2020. A brief update of each project is provided within this report.

The following Tier 1 projects were in the initiation and planning stage during Q3, 2020 and updates for these projects will be provided as they move into development:

- Wyndham Street North / St. George's Square reconstruction;
- Electric Vehicle Transit.

Financial Implications

There are no direct 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;
- 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; and
- Canada's Smart Cities Challenge: Our Food Future.

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 September 30, 2020.

1. Guelph Police Services Headquarters renovation

At the end of September, 99 per cent of the budget has been spent, and committed costs could put spending over budget by an estimated three per cent. The City of Guelph placed the General Contractor in default of Contract on June 24 2020. City staff are working with BBCG Claim Services on behalf of Zurich Insurance Company LTD, the bonding agent for the project to resolve outstanding financial and contractual obligations of the contract. BBCG Claim Services have retained Perini Management Services, Inc. (Perini) to oversee the completion of the construction project. City staff are finalizing the takeover agreement between the City of Guelph and Zurich Insurance Company LTD (Bonding Company) which documents the existing financial position of the contract and identifies outstanding works and deficiencies. Perini is finalizing Ratification agreements with the sub-contractors for GPSHQ and will be entering into new sub-contractor agreements after the completion of the Takeover Agreement and Ratification agreements are completed. Progress is nearing completion on most of the agreements and project restart is anticipated in late 2020. The project completion date cannot be determined until all ratification agreements and construction restart has occurred. More information about this project is available at guelph.ca/gpsreno.

2. South End Community Centre Design

The design modifications of the community centre are underway to meet the Canadian Green Building Council (CaGBC) Zero Carbon Building (ZCB) – Design Standard requirements. The project capital cost estimate and the project budget was presented to Council on October 7th, with council approving the 165,000 square foot facility at a cost of 80 million dollars. The design is expected to be finalized in Q4 2020 with pre-qualification activities in 2021 for construction to start in 2022. More information about this project is available at guelph.ca/living/recreation/rec-facilities/south-end-recreation-centre.

3. Wilson Street Reconstruction and Parkade Project

The Market Parkade was open to the public for parking on October 22, 2019. The contractor has been rectifying items identified in the deficiency list and plans to address final deficiencies in Q4 2020. Delays of this work were caused by general slowdown in construction due to COVID-19. More information about this project is available at guelph.ca/living/construction-projects/wilson-street-reconstruction-and-parkade/.

4. Baker District redevelopment including Guelph Central Branch Library

The public components of the development include a new library, an urban square and parking while private components include residential towers, institutional space and more parking. The library schematic design, Baker District site layout, and staff recommendations were presented to Council on October 7th. Council approved the alternate option for Baker District which includes moving the 88,000 square foot library to a standalone building on the south end of the block. The alternate option provides financial and legal benefits and reduces the overall cost of the development. Council approved up to \$62 million for the new central library. Schedule and next steps will be evaluated in Q4. More information about this project is available at guelph.ca/bakerdistrict.

5. Transportation Master Plan

A revised engagement strategy has been developed to respond to delays caused by the COVID-19 pandemic, specifically pausing community engagement activities this spring and early summer and changing focus to online and virtual engagement. Virtual community engagement activities are expected to begin in October/November 2020. The Steering Committee approved a revised schedule and communicated to Council revised timeline on September 11, 2020. The revised timeline schedules a Council report including engagement summary and preferred solution for Q2 2021, and the final transportation master plan presentation and staff report for Q4 2021. More information about this project is available at guelph.ca/tmp.

6. Canada's Smart Cities Challenge: Our Food Future

The first meeting of the City/County Advisory Board of Management was held on May 7, 2020. On September 17, 2020 the Tier 1 Project Steering Committee was held which included the participation of both the City and the County of Wellington CAOs.

Throughout the summer of 2020 the Smart Cities Office (SCO) has continued to work with community collaborators to deliver the programs outlined in the [Grow Back Better 10 point action plan](#). This plan refocuses \$1.6 million of the Smart Cities funding over the next 18 months to support COVID-19 recovery efforts that align with the Our Food Future initiative. Program and budget changes as a result of Grow Back Better required the SCO to renegotiate partnership agreements with Infrastructure Canada.

In addition to Grow Back Better initiatives, the SCO has launched the [Kitchen Table](#), an online community platform designed to engage residents, businesses, not-for-profits and others in the work of Guelph-Wellington's [Our Food Future](#) circular food economy initiative. The Kitchen Table will be used to: launch challenges, hold discussions, promote events, collaborate and share resources. More information on this initiative is available at foodfuture.ca.

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;
- Electric Vehicle Transit.

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

In Q3 2020 the Engineering and Transportation Services team held an initial steering committee meeting to obtain feedback on the project charter, communications strategies, and to generally introduce the project, which will include reconstruction of Wyndham Street North and St. George's Square. Work on program scope and governance structure will continue in Q4 2020.

2. Electric Vehicle Transit

The Facilities and Energy Management Team, in coordination with Guelph Transit and Fleet Services, provided an update report to Council in September 2020 focused on City Operations Campus – Transit Electrification. Council directed staff to proceed with the report recommendations to continue developing plans in alignment with the Investing in Canada Infrastructure Plan (ICIP) projects and to complete electrical infrastructure modifications and initial electric bus charger installation at the existing Transit Facility at 170 Watson Road.

COVID-19 Implications (all Tier 1 projects)

City staff has been working through the implications of the COVID-19 pandemic. Impacts to some Tier 1 project schedules are reflected in the respective project summaries. Subsequent reports will identify new developments and associated mitigation strategies, where necessary.

Financial Implications

There are no direct 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; Economic Development and Tourism; 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 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 – Q3-2020

Attachment-2 Guelph Police Service Headquarters Renovation Project – Q3-2020

Attachment-3 South End Community Centre Project – Q3-2020

Attachment-4 Wilson Street Reconstruction and Market Square Parkade Project Q3-2020

Attachment-5 Baker District Redevelopment including Guelph Main Branch Library Project – Q3-2020

Attachment-6 Transportation Master Plan – Q3-2020

Attachment-7 Canada's Smart Cities Challenge – Q3-2020

Departmental Approval

Antti Vilkkö, General Manager, Facilities and Energy Management

Cathy Kennedy, Manager, Smart Cities Initiative

Greg Clark, Manager, Financial Strategy and Long Term Planning

John Regan, General Manager, Economic Development and Tourism

Ken VanderWal, Manager, Technical Services, Engineering and Transportation Services

Sasha Einwechter, General Manager, Information Technology

Report Author

Monica Silva, Acting Manager, 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:

Kealy Dedman, P.Eng., MPA

Deputy Chief Administrative Officer
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2248
Kealy.dedman@guelph.ca