
TO: GENERAL COMMITTEE

SUBJECT: MEMORIAL SQUARE / MERIDIAN PLACE REDEVELOPMENT
CLOSURE OF FRED GRANT STREET
ADDITIONAL CONSTRUCTION FUNDING

WARD: 2

**PREPARED BY AND
KEY CONTACT:** R. MADORE, C.E.T., L.E.L.
SENIOR PROJECT MANAGER (Ext. 4303) *fan sl*

SUBMITTED BY: J. WESTON, M.A.Sc., P. Eng., PMP
DIRECTOR OF ENGINEERING *J. Weston*

**GENERAL MANAGER
APPROVAL:** R. FORWARD, MBA, M.Sc., P. Eng.,
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT *R. Forward*

**CHIEF ADMINISTRATIVE
OFFICER APPROVAL:** C. LADD
CHIEF ADMINISTRATIVE OFFICER *C. Ladd*

RECOMMENDED MOTION

1. That Fred Grant Street be closed for the redevelopment of Memorial Square / Meridian Place.
2. That the capital budget for the redevelopment of Memorial Square / Meridian Place be increased by \$945,538 and funded as follows:
 - a) \$263,639 from the BIA (fundraising)
 - b) \$263,638 from the BIA (City loan)
 - c) \$418,261 from the Tax Capital Reserve Fund (13-04-440)

PURPOSE & BACKGROUND

3. The purpose of this staff report is to seek Council approval to close Fred Grant Street to allow for the construction and redevelopment of Memorial Square / Meridian Place; and, to seek Council approval for additional funds prior to the project going to tender.
4. Council, per Motion 11-G-091 approved the Memorial Square concept and subsequently approved, per Motion 14-G-219 the naming rights and the inclusion of an Outdoor Performance Stage. See Appendix A for copies of the motions.
5. An updated site plan is included in Appendix B. Memorial Square / Meridian Place includes three tiers highlighting three key elements including: a centrally relocated Cenotaph in the upper tier; a representation of the Nine Mile Portage in the middle tier; and, an Outdoor Performance Stage in the lower tier. In addition, the three tiers are flanked by an east and west promenade that is fully accessible.
6. The relocation of utilities in Memorial Square have been completed.
7. The project is scheduled to be tendered in mid-April and close mid-May.

8. The contribution funding agreement between the City of Barrie and the BIA has been executed.
9. A pre-qualification process for general contractors and sub-contractors has been completed for this project and the resulted short-listed contractors will be invited to bid on the Memorial Square / Meridian Place tender.
10. The Municipal Class Environmental Assessment for the Waterfront / Downtown Transportation Improvements (Lakeshore Drive, Bradford Street, Simcoe Street and Toronto Street) was approved per Motion 04-G-392. One of the recommendations from the Class EA was to "close Fred Grant Street to traffic from east of Bayfield Street to south of Dunlop Street at such time as a development proposal is prepared as part of the downtown revitalization". See Appendix C for a plan showing the limits of the road closure.
11. Section 34 of the Municipal Act, 2001 requires notice to the public of a proposed road closing. The City's Notice By-law 2003-116 requires that the notice be published for four consecutive weeks of its intent to pass a by-law to permanently close a road. Upon approval by City Council, notice will be published in the Barrie Examiner for four consecutive weeks.
12. A letter was sent out on Thursday March 17, 2016 to the property owners on Fred Grant Street and on Dunlop Street from Clapperton Street to Mulcaster Street. See Appendix D to view the letter.

ANALYSIS

Fund Raising

13. The BIA has been very successful in a fund raising campaign for the redevelopment of Memorial Square. The Meridian Credit Union Limited (Meridian) has been secured as the title sponsor including a \$750,000 contribution to be paid over 10 years. As per the agreement, to date the City has received \$150,000 of the total commitment. In addition, the campaign has included secondary sponsorship naming rights and other contribution agreements for elements within the Memorial Square / Meridian Place Redevelopment.
14. To date the BIA has \$1,243,500 committed funds and \$700,000 in pledges still to be committed. To date, the City has received \$52,700 of the committed funds. Please see Appendix E for the BIA fundraising details to date.

Incremental Costs

15. There are two areas in which estimated costs have increased since the original budget estimate. The first area includes elements related to the Memorial Square / Meridian Place redevelopment and the second area is related to storm sewer / storm water quality.
16. The BIA has agreed to include the Memorial Square / Meridian Place incremental cost increases, estimated at \$565,277, in their fundraising and loan contributions as shown in Appendix G.

Incremental Memorial Square / Meridian Place Costs

17. During the completion of the detailed design, additional factors needed to be addressed due to: ensure compliance with new Accessibility for Ontarians with Disabilities Act (AODA); soil and groundwater conditions; and, systems related to the outdoor performance stage. These elements include:

- a) The addition of features to make the proposed development compliant to ensure compliance with new AODA;
- b) The addition of two proposed patio areas to be constructed adjacent to #89 and #91 Dunlop Street;
- c) Extra depth foundation for the stage and adjustments to stage / mechanical room, as a result of poor soil conditions;
- d) The addition of an upgraded electrical service to the proposed mechanical room and an electrical system for an lighting and a sound system for the stage; and,
- e) Other landscaping features.

Incremental Storm Drainage & Water Quality Costs

18. The redevelopment of Memorial Square / Meridian Place has allowed an opportunity to upgrade the storm drainage system, at this time, to address the impacts of climate change. The minor storm events for Memorial Square / Meridian Place and an external area of approximately 5.30 ha will be conveyed in the new storm sewer system to be constructed. Memorial Square / Meridian Place has been designed such that major storms, including the Regional storm flow, are conveyed through the west promenade thereby mitigating potential flooding to adjacent properties. In addition, the underground piped system is proposed to be upgraded to convey the minor storm system.
19. The redevelopment of Memorial Square / Meridian Place provides an opportunity, at this time, to introduce a pilot project to treat storm water runoff prior to discharging to Lake Simcoe. Low Impact Development (LID) introduces features into development projects that redirect the first flush of storm runoff to natural systems that filters the water and promotes infiltration back into the ground.
20. Traditionally, storm water ponds have been utilized to treat storm water runoff, however, in and around the downtown there is no opportunity to build stormwater ponds as such alternative methods of treating storm water runoff is required.
21. The Lake Simcoe Region Conservation Authority (LSRCA) has agreed to provide a \$150,000 grant toward the LID pilot project. The proposed installation of a Silva Cell System is shown in Appendix F. The first flush of storm water is directed to the root system of the proposed trees within the project for natural filtering and infiltration.
22. The LID pilot project will be monitored both during and after construction. It is anticipated that LID technology will become the standard method of treating storm water quality in the City of Barrie.

ENVIRONMENTAL MATTERS

23. The addition of LID units will help provide rainwater to the tree roots, filter the "first flush" of rainwater and promote the infiltration of water back into the ground.

ALTERNATIVES

24. There are two Alternatives available for consideration by General Committee:

Alternative #1 General Committee could not approve the request for additional funding and not proceed to tender and keep Fred Grant Street open for use. (i.e. Status Quo)

This Alternative is not recommended as the City of Barrie has entered into agreements with Meridian Credit Union and the BIA to proceed with the redevelopment of the square.

Alternative #2 General Committee could not approve the request for additional funding but close Fred Grant Street and proceed to tender.

This Alternative is not recommended as it is anticipated the construction cost will exceed the existing budget by more than 10%. If actual bid prices are within the estimated costs, then obtaining pre-approval for the estimated additional funds will allow construction to proceed shortly after the tender has closed.

FINANCIAL

25. The estimated additional costs associated with the redevelopment of Memorial Square / Meridian Place will be paid by the City of Barrie with the BIA to pay back an estimated \$527,277 as per the conditions of the funding agreement.
26. The additional cost to the City for the storm sewer / storm water quality is estimated at \$418,261 and is recommended to be funded from the Tax Capital Reserve Fund (13-04-0440).
27. A table showing the revised estimated cost estimate and cost sharing is included in Appendix G. The total revised estimated cost of the project is \$5,182,285, with the BIA's share being \$3,351,775. The BIA is funding \$1,943,500 of the estimated costs through fundraising over a 10 year period. It is expected the project will be complete by the end of 2017, with the City providing up front funding from current working capital.

LINKAGE TO 2014 – 2018 COUNCIL STRATEGIC PLAN

28. The recommendation(s) included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:
 - Vibrant Business Environment
29. The redevelopment of Memorial Square / Meridian Place will attract people to the downtown area and raise the general profile of the City Centre.

APPENDIX "A"

On August 25, 2014, City Council adopted Motion 14-G-219 regarding the Memorial Square Naming Rights and the Inclusion of an Outdoor Performance Stage.

- a) That Council approve Meridian Credit Union Limited (Meridian) as the title sponsor for the Memorial Square Redevelopment, with the sponsorship to include a \$750,000 funding contribution to be paid over a 10 year payment schedule and naming rights for a 25 year term for the space at 65 Dunlop Street East stretching from the Memorial Square Cenotaph area to Simcoe Street.
- b) That the Mayor and City Clerk be authorized to execute a naming rights agreement between the City, the Downtown Barrie Business Association (BIA) and Meridian in a form acceptable to the Director of Legal Services and the Director of Engineering, essentially as shown in Appendix "A" of Staff Report ENG014-14.
- c) That the General Manager of Infrastructure and Growth Management be granted delegated authority to execute secondary sponsorship naming rights and other contribution agreements for elements within the Memorial Square Redevelopment, with payment terms of eight years or less for contributions of more than \$25,000 and five years or less for contributions of less than or equal to \$25,000.
- d) That an outdoor performance stage, previously proposed to be located in Bayview Park, be included in the Memorial Square Redevelopment project as shown on the conceptual plan in Appendix "B" of Staff Report ENG014-14.
- e) That the capital budget for the design phase of the Memorial Square Redevelopment project be increased by \$45,000 with funding to be provided by the BIA.
- f) That the utility relocation phase of the Memorial Square Redevelopment project be added to the 2014 Capital Plan in the amount of \$300,000 and funded as follows:
 - i) \$100,000 from the Tax Capital Reserve Fund (13-04-0440)
 - ii) \$100,000 from the BIA (City loan)
 - iii) \$100,000 from the BIA (fundraising)
- g) That the construction of the Memorial Square Redevelopment project at a gross cost of \$3,936,748, be added to the 2014 Capital Plan with the following spending plan for 2016 and be funded as follows:
 - i) \$1,312,249 from the Tax Capital Reserve Fund (13-04-0440)
 - ii) \$1,312,249 from the BIA (City loan)
 - iii) \$1,312,249 from the BIA (fundraising)
- h) That the City Clerk and Mayor be authorized to enter into a contribution agreement with the BIA for the Memorial Square Redevelopment project in accordance with Staff Report ENG014-14.

APPENDIX "A"



City Clerk's Office
COUNCIL DIRECTION MEMORANDUM

TO: Director of Engineering
FROM: Dawn McAlpine, City Clerk
DATE APPROVED BY COUNCIL: April 18, 2011

11-G-091 MEMORIAL SQUARE DESIGN CONCEPT APPROVAL

That the Memorial Square Conceptual Design as outlined in Staff Report ENG022-11 be approved in principle. (ENG022-11) (File: R04-ME)

Directions:

Director of Engineering – note

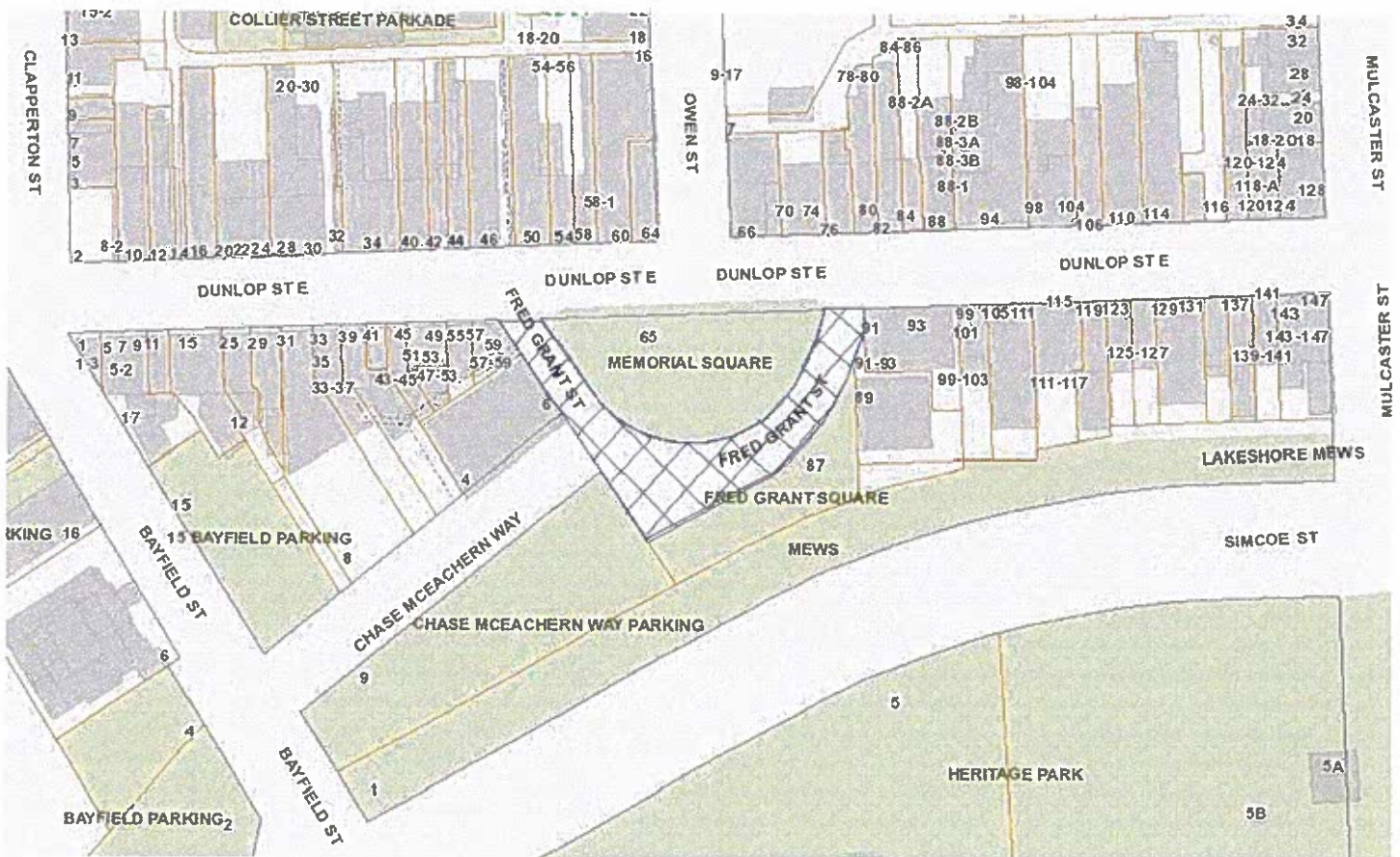
THE CITY OF BARRIE ENGINEERING DEPARTMENT			
	ACTION	INFO	INITIAL
DIRECTOR		✓	<i>DM</i>
MGR OF D&C			
MGR OF IP		✓	<i>SI</i>
MGR OF DPS			
OTHER			
<i>Walker</i>		✓	<i>W</i>
FILE#			

RECEIVED
APR 20 2011
THE CITY OF BARRIE
ENGINEERING DEPARTMENT

*F. J. I. Clave
Bill
Wanda
Kellin*

APPENDIX "C"

Fred Grant Street to be Closed



APPENDIX "D"

CITY HALL
70 COLLIER STREET
TEL. (705) 739-4210
FAX. (705) 739-4248



P.O. BOX 400
BARRIE, ONTARIO
L4M 4T5

THE CORPORATION OF THE CITY OF BARRIE
Engineering Department
"Committed to Service Excellence"

March 18, 2016

File: R04-MEM

Name
Address
City, Prov Postal

Dear Sir/Madam:

**Re: Memorial Square/Meridian Place Redevelopment
Closure of Fred Grant Street**

The City of Barrie and the Downtown Barrie Business Association are proposing to commence with the redevelopment of Memorial Square/Meridian Place this spring. To complete the work, Fred Grant Street will need to be closed.

A staff report will be presented to General Committee on Monday April 4, 2016 recommending the closure of Fred Grant Street as per Section 34 of the Municipal Act, 2001.

Individuals opposed to the recommendation related to the closing of Fred Grant Street may make a deputation to Council on Monday April 11, 2016 stating their objections. A request for deputation must be made in writing prior to 12:00 noon on Wednesday, April 6, 2016 to the City Clerk.

If you have any questions concerning the above, please contact the undersigned at (705) 739-4220, extension 4303.

Yours truly,

R. Madore CET, LEL.
Senior Project Manager

RM/mb

cc: Mayor Lehman
Councilor Rose Romita
Richard Forward P. Eng., General Manager of Infrastructure & Growth Management
J. Weston, P. Eng., Director of Engineering
D. McAlpine, City Clerk

Appendix "E"

BIA COMMUNITY COMMITMENTS TO DATE

Name	Donation	Payment Schedule	Payment Started	Naming
Meridian	\$750,000	10 years		Meridian Place
OPAC	\$130,000	8 years		Stage name
Angela Baldwin	\$100,000	8 years		Cullingham Way- Western Promenade
Paul Lynch	\$13,500	5 years		Bench / Transformer
Dean Bell	\$25,000	5 years		Cenotaph Champions
Barry Peacock	\$25,000	5 years		Cenotaph Champions
Jamie Massie	\$25,000	5 years		Cenotaph Champions
Denise Galbraith	\$25,000	5 years		Cenotaph Champions
Don Pratt	\$25,000	5 years		Cenotaph Champions
Brad Dunkley	\$25,000	5 years		Cenotaph Champions
Peter Moore	\$25,000	5 years		Cenotaph Champions
Mike Stollery	\$25,000	5 years		Cenotaph Champions
Anonymous	\$50,000	5 years		Landscaping Naming

Pledges to Date	\$1,243,500
Value of Pledges Still to be Committed	\$700,000
Total	\$1,943,500

Appendix "G"
Memorial Square/Meridian Place Redevelopment
Revised Construction Cost Estimate

Item	CONSTRUCTION COST ESTIMATE	CITY OF BARRIE COST ESTIMATE	BIA COSTS FUND RAISING AND LOAN ESTIMATE
Construction Cost	\$3,208,347.00	\$1,069,449	\$2,138,898
Tender Package	\$30,000.00	\$10,000	\$20,000
Non Recoverable HST.	\$60,515.00	\$20,172	\$40,343
	\$349,886.00	\$116,629	\$233,257
Contract CA and Inspection	\$200,000.00	\$66,667	\$133,333
Stage Canopy	\$258,000.00	\$86,000	\$172,000
Utilities	\$200,000.00	\$66,667	\$133,333
Sub Total	\$4,306,748		
Minus City's 825mm Storm Sewer	\$70,000		
Estimate as per SR ENG014-14	\$4,236,748	\$1,412,249	\$2,824,498
<u>Additional Shared Costs for Memorial Square/Meridian Place</u>			
Tree Grates, Storage Room	\$127,000		\$127,000
Patio Area #89 and #91 Dunlop St.	\$38,000		\$38,000
Raise the Stage Elev.	\$35,000		\$35,000
Electrical	\$175,000		\$175,000
Extra Depth Stage Foundation	\$130,000		\$130,000
Contingencies 10%	\$50,500		\$50,500
Non Recoverable HST.	\$9,777		\$9,777
Sub Total	\$565,277		\$565,277
<u>Additional Costs for Storm Sewer and Water Quality Features</u>			
825mm City Storm Sewer	\$70,000	\$70,000	
Add. Storm Sewer Cost	\$235,000	\$235,000	
Silva Cells	\$225,000	\$225,000	
Contingencies 10%	\$53,000	\$53,000	
Non Recoverable HST.	\$10,261	\$10,261	
Sub Total	\$593,261	\$593,261	
Total Additional Costs	\$1,158,538	\$593,261	\$565,277
<u>Credits</u>			
LSRCA Grant	\$150,000	\$150,000	
Cenotaph Grant	\$25,000	\$25,000	
Lease Agreement #89 and #91 Dunlop St.	\$38,000		\$38,000
Sub Total	\$213,000	\$175,000	
Estimated increase in Cost	\$945,538	\$418,261	\$527,277
Total Estimated Project Cost	\$5,182,285	\$1,830,510	\$3,351,775