



CORPORATE FACILITIES MEMORANDUM

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TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: N. CALDER, FACILITIES PROJECT MANAGER
M. MCCONNELL, TRANSIT OPERATIONS PLANNER

NOTED: R. PEWS, P.ENG., DIRECTOR OF CORPORATE FACILITIES
B. FORSYTH, DIRECTOR OF TRANSIT AND PARKING STRATEGY
D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES
R. JAMES-REID, EXECUTIVE DIRECTOR - ACCESS BARRIE
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: ALLANDALE TRANSIT MOBILITY HUB, ALL WARDS

DATE: DECEMBER 14, 2020

The purpose of this Memorandum is to provide members of Council with an update concerning the Allandale Transit Mobility Hub and Downtown Mini Hub.

Project Description:

Endorsed in principle by Council through motion 18-G-152, the Allandale Transit Mobility Hub will provide a modern inter-regional transit site that is centrally situated within the City of Barrie to host seamless transit services and connections between Simcoe County, Muskoka and the GTA. The transit hub will provide a connected and integrated public transit system that coincides with the adjacent Metrolinx rail station's all-day rail service and will provide the City's intensification area and urban growth centre with a transit supportive development to encourage transportation alternatives.

The related Downtown Mini Hub will serve to maintain downtown transit service levels and provide direct access routes to and from the downtown, a significant area to the City's transit network.

Project Delivery:

The project delivery method for both the Allandale Transit Mobility Hub and Downtown Mini Hub will utilize the Integrated Project Delivery (IPD) design and construction model, a model that integrates people, systems and practices into a collaborative process to optimize project results. This model was used successfully on the Barrie Simcoe Emergency Services Campus project and is currently being used for the Wastewater Treatment Facility Upgrade Program project.

Project Updates:

Since Council's endorsement of the project in 2018 several key project milestones have been achieved. In Q2, 2019 staff submitted a project funding application through the Federal / Provincial Investing in Canada Infrastructure Program (ICIP). The project has since been approved to receive up to \$7.5M in combined Federal and Provincial funding, and while we don't have a Transfer Payment Agreement (TPA), City staff are working with ICIP program staff to secure a formal agreement specific to our project.

Over the past 11 months, pre-design site due diligence activities have been completed including:

- Stage 3 Archaeological Assessment
- Topographic Survey
- Phase 1 Environmental Site Assessment (ESA)
- Geotechnical Report
- Hydrogeological Study
- Functional Servicing Report
- Phase 2 Environmental Site Assessment (ESA)
- Preliminary Stormwater Management Study
- Traffic Impact Study to 2024

The following work is currently underway:

- Noise / Vibration Impact Analysis
- Traffic Impact Study to 2031
- Species at Risk Study
- Infrastructure Canada (INFC) Aboriginal Consultation
- Net Zero Feasibility Study

Staff are on schedule to issue a Request for Proposal for project design and construction partners this month.

Schedule:

While a preliminary project schedule has been developed, staff will work with the successful project team through a project validation phase to formalize key project milestones, site design and general layout based on operational considerations, as well as to develop a detailed schedule. Consistent with IPD methodology the project design and construction phases will be sequenced to optimize the project schedule (**Figure 1**). Construction completion and building occupancy is anticipated in Q4, 2022.

Staff intend to return to Council with an updated report at the end of the validation phase outlining finalized project and program details. This report will include the site design, general building layout based on operational and community considerations and finalized schedules for Council's review and consideration. It is important to note that under an IPD contract, validation is separate from the detailed design and execution phase of the project and is meant to capture the needs of facility users, create block plans for the facility and develop detailed cost estimates needed to establish the allowable cost or "upper limit" for the project budget. At the end of validation, the design will be developed far enough for the team to commit to build 'this building, that does these things, for this much money, in this much time', but no further. Only after approval of the validation report will the team commence the full design of the facility, designing to the detailed estimates established during the validation stage.

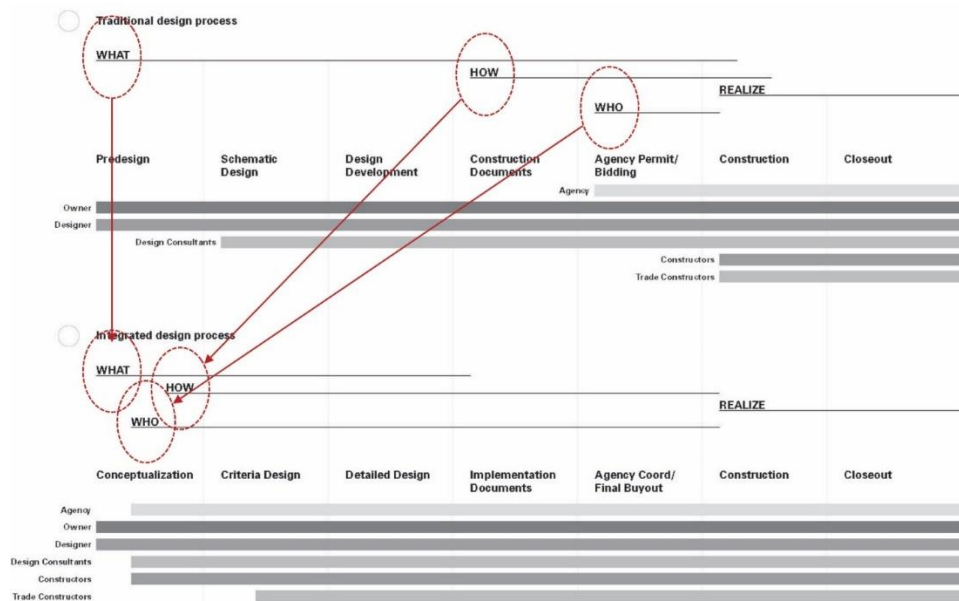


Figure 1: Integrated Project Delivery Model Process

Sustainability:

In the spirit of the emergency climate declaration issued by Council in the fall of 2019, Staff are proposing to construct the Allandale Transit Mobility Hub to include sustainable design elements aimed at reducing energy consumption, greenhouse gas emissions and operational costs throughout the life-cycle of the facility. A Net Zero design feasibility study has been initiated to provide direction on the potential pathways forward towards the construction of a Net Zero carbon facility. This assessment will analyze the cost, environmental and logistical considerations associated with net zero building construction and operation. The study will be concluded early in 2021. Findings of the study will be used during the validation phase of the project and communicated to Council through regular project updates.

Communication:

Updates to Council will be provided quarterly including project achievements, milestones and progress.

A communication strategy has been established for Community Communication. Community notices will be provided to residents and neighbouring commercial property owners to provide advance notice and timing on information sessions and site development through a hand delivered letter. Community Information Sessions will inform residents and neighbouring commercial property owners of the proposed development, timing and provide an opportunity to meet the project team, ask questions and provide comments through in-person or virtual sessions, as appropriate. A dedicated project website will provide monthly project updates to residents, including a project overview, benefits, overall project progress and schedule look-ahead. Residents will have the ability to communicate with project staff through a public project phone line that will be established directly for this project. Project staff will strive to respond to all resident inquiries, concerns and comments within 48 hours.

Transit Routing:

Transit staff will be undertaking a project to modify the transit network with the relocation of the main Transit Mobility Hub to the Allandale Waterfront GO Station. The project will be referred to as Barrie's Transit Vision. Barrie's Transit Vision will develop the guiding path for the transit network with the City's planned growth and the new Allandale Transit Mobility Hub in 2022. The project will include public consultation and

Council engagement throughout and will be coordinated with the Transit Mobility Hub development to ensure a seamless transition of services from Maple Avenue to the new site.

A summary of Barrie's Transit Vision project timelines and milestones are provided below in **Figure 22**.

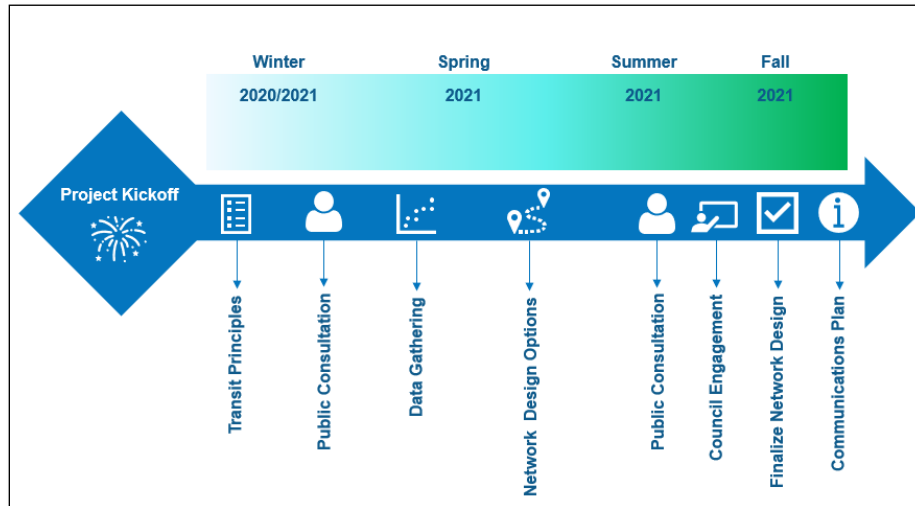


Figure 2: Barrie's Transit Vision Project Timelines and Milestones