



Report to: General Committee

Date Report Authored: June 20, 2012

SUBJECT: Stimulus & RInC Infrastructure Projects: Project Completion and Operational Results

PREPARED BY: Brenda Librecz, Commissioner, Community & Fire Services
Ext 7761

RECOMMENDATION:

- 1) That the report entitled “Stimulus & RInC Infrastructure Projects: Project Completion and Operational Results” be approved;
- 2) And that Markham’s portion of the surplus funds in the amount of approximately \$533,139 be allocated as follows:
 - a. \$80,000 for the Thornhill Community Centre & Library Project to address minor deficiencies
 - b. \$150,000 for the solar panels at 8100 Warden
 - c. \$303,139 for Civic Centre ice rink site improvements
- 3) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To provide Council with a final report on the financial and operational results of the seven infrastructure projects and to obtain authority to redirect surplus funds from these projects to site improvements for the Civic Centre Ice Rink. Markham’s Infrastructure Projects were completed on time and on budget.

BACKGROUND:

In early 2009 as part of the Federal Budget an Infrastructure Stimulus Plan and Recreation Infrastructure Program (RInC) was created that allowed the Town to submit shovel ready projects for funding. In April 2009 Council approved the list of projects that were submitted for consideration. In June 2009, the Town received approval and funding for seven infrastructure projects through two stimulus funding programs – the Build Canada Infrastructure Stimulus (ISF) and the Recreation Infrastructure Canada (RInC). The total budget for the projects was \$25.5 million of which the Province and Federal share was \$13.93 million. The seven projects approved were:

- Facility Accessibility Retrofits – (ISF) Project # 1436
- Energy Retrofits – Project (ISF) Project # 1436
- Emergency Operations Centre (ISF) Project # 1436
- Thornhill CC&L Renovations & Addition (ISF) Project # 1221
- Angus Glen Tennis Centre – RInC Project # 1366
- St. Robert Artificial Turf Soccer Dome – RInC Project # 1365
- Civic Centre Artificial Ice Rink – RInC Project # 1367

OPTIONS/DISCUSSION:

Provided below is a synopsis of each of the seven projects:

Facility Accessibility Retrofits

Facility Accessibility Upgrades were undertaken based on priorities determined in an accessibility audit undertaken in 2008. Markham undertakes improvements annually in our Asset Management Capital Budget to ensure achievement of AODA (Accessibility for Ontarians with Disabilities Act). Consultation with Markham's Accessibility Advisory Committee and the Town's Accessibility Coordinator was undertaken to confirm priorities. Improvements took place at the *Milliken Mills Community Centre , Crosby Community Centre , Markham Village Community Centre , Mount Joy Community Centre , R.J. Clatworthy Arena, Thornhill Community Centre & Library, Armadale Community Centre , Markham Convergence Centre and the Markham Civic Centre*. Improvements included three new elevators, construction of universal washrooms, arena change rooms and shower areas, automatic door openers, external curb cuts and line painting, fire safety system enhancements, improvements to stairs and landings etc.

Energy Retrofits

Energy Efficiency Retrofits were undertaken at nine municipal buildings that included facility improvements, solar panels and lighting retrofits which will provide facilities with new energy efficient features that reduce the Town's operating costs. The largest project was a Solar PV Installation at 8100 Warden. Facility Improvement Measurements (FIMS) were implemented at: Angus Glen CC, Markham Village Library, Rouge River & Morgan outdoor pools, Thornlea Pool, Markham Civic Centre, Armadale CC and Thornhill CC & Library. Types of new systems included variable speed drives, building controls upgrade, centralized monitoring, waste heat recovery, and lighting retrofits.

- Expected Annual Savings and Cost Avoidance: \$308,958 per annum

Emergency Operations Centre

A permanent, self supporting emergency operations centre (EOC) was constructed at 8100 Warden Avenue. The state-of-the-art facility has dedicated computers, telecommunications systems, video surveillance, GIS mapping and a backup power.

Thornhill CC&L Renovation & Addition

Thornhill Community Centre and Library underwent major renovations, asbestos abatement throughout, new fire sprinkler suppression system, visual and audible alarms, energy efficient lighting throughout. Renovations to the lower level created multi-purpose rooms for general programs and dedicated Youth space. With the addition of a new entrance and elevator the facility is now fully accessible. The Library received new study rooms, computer lab, children's area, new self service technologies and a refreshed overall appearance.

Angus Glen Tennis Centre

Community members have long wanted an indoor tennis facility for winter play. The Angus Glen Tennis Centre comprises four indoor tennis courts, change rooms and a meeting/activity room that serves as club house. This project experienced a scope change during the design stage that resulted in changing the project from a Tennis Dome to a permanent indoor facility as approved by Council. Resulting in Council's share of the total budget increasing. The facility is highly successful with prime time usage at 95% in the first six months of operation. Use of the courts is provided to Markham residents with no membership required. Tennis lessons are extremely successful and continue to expand during non-prime hours to accommodate waiting lists. In March 2012 a new Pro Shop was opened. Holiday camp programs: Christmas, March Break and summer.

Indoor Soccer Field

A full size FIFA regulation artificial turf soccer field, field house with change rooms and public washrooms was built. The seasonal dome covers 1/3 of the artificial turf field to facilitate year round use. The bubble is erected in October and dismantled in April. The York Catholic District School Board partnered with the Town in providing Saint Roberts Secondary School as the site for this project. This was our first project completed in January 2011.

Civic Centre Artificial Ice Rink

A 25,000 sq.ft. outdoor artificial ice rink (largest in the GTA) was constructed at the Civic Centre in the eastern portion of the reflecting pond and included change rooms/washrooms and ice re-surfacer storage area. The facility is open from December to March Break, depending on weather and is offered free of charge to the community. The Ice Rink was one of the most popular winter venues in the region – attracting over 15,000 persons from Markham and the GTA.

The construction of the ice rink required the draining of the Civic centre reflecting pond and relocation of the outfalls for potable water. The process was done with regard to the natural environment including relocation of gold fish to a fish farm. Ninety percent of the project was completed prior to the original March 31st deadline but as a result of a very wet fall the Town took advantage of the extension to complete minor sidewalk works. In addition the original project scope (due to maximum grant limits) did not include key features such as LED lighting, sound system, site furnishings (benches) and first aid equipment which were added from surplus infrastructure monies in September 2011 of approximately \$ 325, 286.

Project Agreements and Conditions:

A key condition of the funding was completion of the projects by March 31, 2011 – a total of 21 months to complete from start to finish. The Federal Government did allow for extensions to October 31st 2011 at the beginning of January 2011 of which Markham did take advantage of the extra 6 months to ensure project completion. The project agreements with funding conditions were provided to municipalities after the projects were started and in many cases after they were tendered. The project scopes did change

during the duration of the projects and were reported to Council and were authorized by the Province as specified in the agreements. We did have some challenges with obtaining authorization for some items that were not fixed to the building – such as tables/chairs in the library and equipment required to maintain the artificial turf at St. Roberts Soccer Centre. These items were within our overall plan and were covered by the Town's share of the project.

Reporting requirements were quite onerous with monthly, quarterly and project closing requirements. Extensive documentation was maintained on the project management, financial tracking and decision making by Council.

Inter-Department Team:

All seven infrastructure projects were undertaken in a highly cooperative and professional manner by committed representatives from almost all departments at the Town: Community & Fire Administration, Asset Management, Recreation, Operations, Finance, Planning & Urban Design, Parks Development, Purchasing, Accessibility and Corporate Communications. Many thanks to all members of the Team whom are responsible for delivering the projects on time and on budget. Finance staff and administrative staff in CFS deserve extra thanks for keeping on top of the reporting, documentation and following up on payments throughout the project duration. Special thanks to Members of Council for their support and leadership.

Financial Overview:

Overall, Markham received to-date total Federal and Provincial government funding in the amount of \$13,532,381 while Markham contributed \$11,536,825 bringing total funding of \$25,069,206 against total expenditures of \$24,822,178, leaving surplus funds of \$247,028 (all Markham's portion).

However, additional funding in the amount of \$286,111 is anticipated to be collected from the Governments bringing surplus funds to a total of \$533,139 (all Markham's portion). The outstanding amount of \$286,111 is pending due to the fact that the general contract for the Thornhill Community Centre & Library project has filed for bankruptcy. Legal department is working on an arrangement to pay-out the holdback, upon which Markham will be in a position to apply for the reimbursement of funds from the Governments.

Appendix A provides a summary on the financial results of the seven infrastructure projects.

Project Budgets:

Project	Total Budget	Markham Share	Federal & Provincial Share
Civic Centre Artificial Outdoor Ice Rink	\$4,130,000	\$2,130,000	\$2,000,000
Angus Glen Tennis Structure	\$4,116,636	\$2,983,304	\$1,133,334
Thornhill Community Centre & Library	\$6,012,558	\$2,012,558	\$4,000,000
St. Roberts Soccer Dome	\$3,166,879	\$1,166,879	\$2,000,000
Accessibility Retrofit	\$3,200,000	\$1,067,000	\$2,133,000
Energy Retrofit	\$3,776,714	\$1,776,714	\$2,000,000
Emergency Operations Centre	\$1,066,370	\$400,370	\$666,000
TOTAL	\$25,469,157	\$11,536,825	\$13,932,332

The total budget was approved at \$25,469,157 as compared to total funding to-date of \$25,069,206. The actual funding received from the Federal and Provincial governments reflect two-third of actual expenditures. Since the following projects came in under budget (Facility Accessibility Retrofits, Energy Retrofits, EOC, Indoor Soccer Field and Civic Centre Artificial Ice Rink), therefore funding received from the governments are less than budgeted.

Project Results:

The seven projects undertaken by the Town were completed within the timeframe allowed and under budget with remaining surplus funds of approximately \$533,139 (refer to the Financial Considerations section of the report for more details). Three of the projects (St. Roberts Soccer Field, Energy Retrofits and Emergency Operations Centre) were completed under the initial deadline of March 30, 2011. Four projects (Angus Glen Indoor Tennis Facility, Civic Centre Outdoor Skating Rink, Accessibility Retrofits and Thornhill CC & Library Renovation) were granted approval under the extension offered by the federal and provincial governments and were completed by October 31, 2011. There are three outstanding issues that are being managed.

Outstanding Issues:

There are several outstanding issues that need to be monitored related to the Infrastructure Project:

1. **Thornhill Community Centre and Library Project** – the contractor has filed for bankruptcy. The project was completed on time and on budget but there are some minor deficiencies that need to be resolved for approximately \$80,000.

Some of the subcontractors have not been paid resulting in our Town Solicitor working to protect our interests. The Province has been notified and we are working on addressing our holdbacks. Therefore \$80,000 will be held back from the surplus budget to address deficiencies.

2. **Solar Panels at 8100 Warden – Power Stream New Conditions** - Following the tender and commencement of construction of the Solar Panels, PowerStream indicated that they wanted special equipment provided by the Town and would provide specifications for that special equipment. The special equipment comprises a transfer trip and remote monitoring which are requirements from PowerStream as per the Connection Agreement. These scopes were not part of the contractor's scope as these requirements were communicated by PowerStream after the tendering phase.

The scopes in simplified term are: (1) to provide PowerStream real-time information (voltage, current, power, breaker status) of the PV system through a remote monitoring system, and (2) provide PowerStream an ability to shut down the system remotely for future use. The estimated cost of the equipment is \$150,000 which will be confirmed once PowerStream provides the specifications which has been outstanding since the project was completed in early 2011. Therefore, \$150,000 will be held back from the surplus funding for this equipment.

3. **Civic Centre Ice Rink - - Site Improvements** - The Civic Centre Ice Rink has been highly successful first year of operation with over 15,000 person taking part in leisure skating. The first year of operation was well attended and fortuitously did not have lots of snow. There are some site improvements that should be undertaken prior to the next season to improve the functionality of the site and to address operational challenges. The site needs to be modified to address water runoff onto the ice in the south west area of the skating rink. A low wall, drainage swale and planting is needed to direct drainage to the pond, instead of onto the rink, as well as to create an attractive, pedestrian friendly, focal point on each side of the existing steps. In addition, areas for safe snow dumping and snow handling need to be provided. Staff are currently reviewing options which may include additional hard surface areas for snow handling in winter, as well as to provide a larger programming space in front of the amphitheatre. Other minor site improvements and outdoor furniture is required to improve the people friendly conveniences of this new people place.

Therefore, it is recommended the remaining surplus funds of \$303,139 be reallocated to a new capital budget for the Civic Centre Improvements project, which would include a concrete pad for snow (winter use) and a special events area (summer use) and to address the drainage issues.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

In summary, the seven infrastructure projects were completed with total funds of \$25,069,206 against total expenditures of \$24,822,178, leaving surplus funds of \$533,139 (all Markham's portion) which are recommended to be allocated as follows:

	\$
Thornhill CC&L (potential deficiencies)	80,000
Solar Panels at 8100 Warden	150,000
Civic Centre site improvements	<u>303,139</u>
Total	<u>533,139</u>

HUMAN RESOURCES CONSIDERATIONS

Not applicable

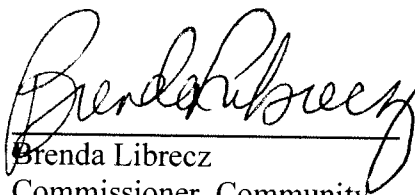
ALIGNMENT WITH STRATEGIC PRIORITIES:

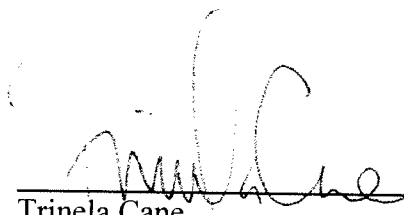
Aligns with BMFT priorities: Municipal Service, Growth Management, Diversity, Integrated Leisure Master Plan

BUSINESS UNITS CONSULTED AND AFFECTED:

Recreation, Finance, Operations, and Parks Development – Urban Design

**RECOMMENDED
BY:**


Brenda Librecz
Commissioner, Community
and Fire Services


Trinela Cane
Commissioner, Corporate
Services

Appendix A: Financial Summary on the Stimulus & RInC Infrastructure Projects

