



City of Brockville

General Committee

Minutes

4:30 PM - Tuesday, May 21, 2024

City Hall, Council Chambers

The General Committee meeting was called to order on Tuesday, May 21, 2024, at 4:30 PM, in the City Hall, Council Chambers, with the following present:

Members	Chair Jane Fullarton, Councillor Philip Deery, Councillor
Present:	Katherine Hobbs, Councillor Louise Severson, and Ex-Officio Matt Wren
Regrets:	Nil.
Others:	Nil.
Staff:	Kelly Brintnell, Tourism Advisor, Lynda Ferguson, Director of Finance & IT Services, Lynn Murray, Deputy City Clerk, Peter Raabe, Director of Engineering & Infrastructure Services, Phil Wood, Director of Operations, and Vince Wijsman, Arenas and Facilities Supervisor

Land Acknowledgement Statement

Chair's Remarks

Chair Fullarton noted that she had spent sometime downtown along the waterfront this past weekend and praised the city ground maintenance staff as the gardens and parks looked wonderful.

Disclosure of Interest

Nil.

Delegations and Presentations

Nil.

Correspondence and Communications

Nil.

Reports From Boards and Committees

Nil.

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Staff Reports

1. 2024-65
Multi Use Recreational Facility Update

Moved by: Councillor Hobbs

THAT Council receive staff report 2024-103 Multi-Use Recreational Facility Update for information; and
THAT staff return to future General Committee meeting with details related to the Memorial Centre FIT solar program and options to proceed; and

THAT staff return to future General Committee meeting with details related to potential future uses of the Youth Arena facility.

For: Councillor Fullarton, Councillor Deery, Councillor Hobbs, Councillor Severson, and Mayor Wren
CARRIED 5-0 on a recorded vote

Staff reviewed a presentation on the proposed Multi-use Recreational Facility for the committee. (attached)

[MURF Presentation 5-21-2024](#)

2. 2024-47
Municipal Accommodation Tax
Rate Increase

Moved by: Councillor Hobbs

THAT the Municipal Accommodation Tax (MAT) be increased to 6% effective January 1st, 2025 on all hotel, motel, lodge, inn, short term rental accommodations under 30 days and a \$6.00 per night MAT for bed and breakfast establishments.

For: Councillor Fullarton, Councillor Deery, Councillor Hobbs, Councillor Severson, and Mayor Wren
CARRIED 5-0 on a recorded vote

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3. 2024-105

Marguerita Residence Corporation
42 Garden St. Project Loan Extension Request

Moved by: Councillor Deery

THAT Council receive the letter from the Marguerita Residence Corporation requesting an extension to the existing construction loan; and

THAT Council approve an extension to December 15, 2024, or 120 days after the point of Substantial Completion, whichever comes first.

For: Councillor Fullarton, Councillor Deery, Councillor Hobbs, Councillor Severson, and Mayor Wren

CARRIED 5-0 on a recorded vote

4. 2024-100

Single Axel Plow Truck

Moved by: Councillor Hobbs

THAT Council approve an additional expenditure of \$13,591 funded by debenture, to proceed with the 2024 capital project to purchase a new single-axel plow truck in accordance with the 2024 Capital Budget; and

THAT Council receive this staff report detailing the procurement method in accordance with Procurement Policy POL.F.20.139 for information.

For: Councillor Fullarton, Councillor Deery, Councillor Hobbs, Councillor Severson, and Mayor Wren

CARRIED 5-0 on a recorded vote

5. 2024-90

Options for Arena Canteen Food Services

Moved by: Councillor Hobbs

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THAT Council direct staff to develop a detailed operation plan for City staff operated arena canteens to be presented to the General Committee in June.

For: Councillor Fullarton, Councillor Deery, Councillor Hobbs, Councillor Severson, and Mayor Wren
CARRIED 5-0 on a recorded vote

6. 2024-79
Winter Classic Proposed Upgrades to the Rotary Outdoor Rink (ODR)

Moved by: Councillor Deery

THAT Council approve the proposed upgrades to the Rotary Outdoor Rink as follows:

1. Installation of rubber matting from the change rooms to the washrooms
2. Construction of a wheelchair accessible seating area including landscaping and lean-to roofing
3. Installation of a new score clock
4. Installation of access doors on the existing benches
5. Improved water service or onsite storage to facilitate future use of an ice resurfacer
6. Installation of devices to mitigate problems related to overnight condensation buildup; and

THAT Council approve that the upgrades be funded by the Winter Classic Group; and

THAT staff report to Council as required in accordance with the City Procurement Policy.

For: Councillor Fullarton, Councillor Deery, Councillor Hobbs, Councillor Severson, and Mayor Wren
CARRIED 5-0 on a recorded vote

New Business from Committee Members

Nil.

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Information Items

All matters listed as Information Items are considered to be routine and will be enacted by one motion. Should a Committee member wish an alternative action from the proposed recommendation, they shall request that this matter be moved to "separate" the item.

Moved by: Councillor Deery

THAT the following Information Items be received for information:

CARRIED

1. 2024-95
Road Rehabilitation at Various Locations
2. 2024-96
Routing, Cleaning & Sealing Cracks in Asphalt Pavements
3. 2024-97
Traffic Controllers and Detection Devices

Committee Consent Agenda

Moved by: Mayor Wren

THAT the following items as recommended by the General Committee be placed on the Consent Agenda:

1. 2024-47
Municipal Accommodation Tax
Rate Increase
2. 2024-105
Marguerita Residence Corporation
42 Garden St. Project Loan Extension Request
3. 2024-100
Single Axel Plow Truck
4. 2024-90
Options for Arena Canteen Food Services

CARRIED

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Media Question Period

Adjournment

Moved by: Councillor Hobbs

THAT the General Committee adjourn its meeting until the next regular meeting scheduled for June 18, 2024.

CARRIED

The meeting adjourned at 6:21 pm.



BROCKVILLE
CITY OF THE 1000 ISLANDS

MULTI-USE RECREATION FACILITY (MURF)

PROJECT UPDATE

PRESENTATION OBJECTIVE:

The objective of staff report: **2024-65 - Multi Use Recreational Facility Update** is to provide information and discussion around the design details of the project, timelines and Council decision points.

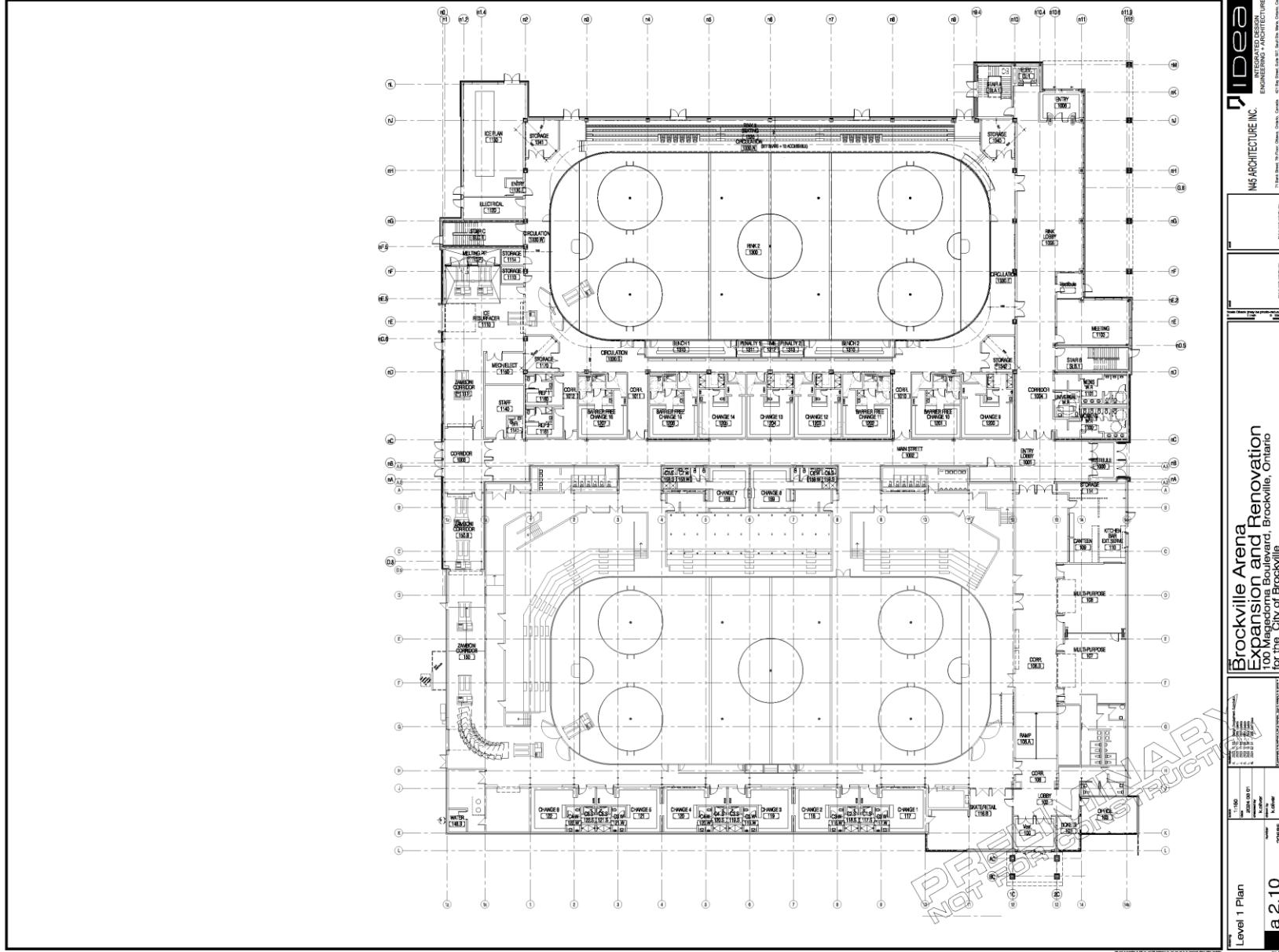
The topics of the report are as follows:

- Progress of the detailed design
- Important project timelines
- Design concepts and public renderings for public viewing
- Information related to the Memorial Centre solar panel FIT program
- Updated total project cost estimates
- Potential uses for the Youth Arena facility post project

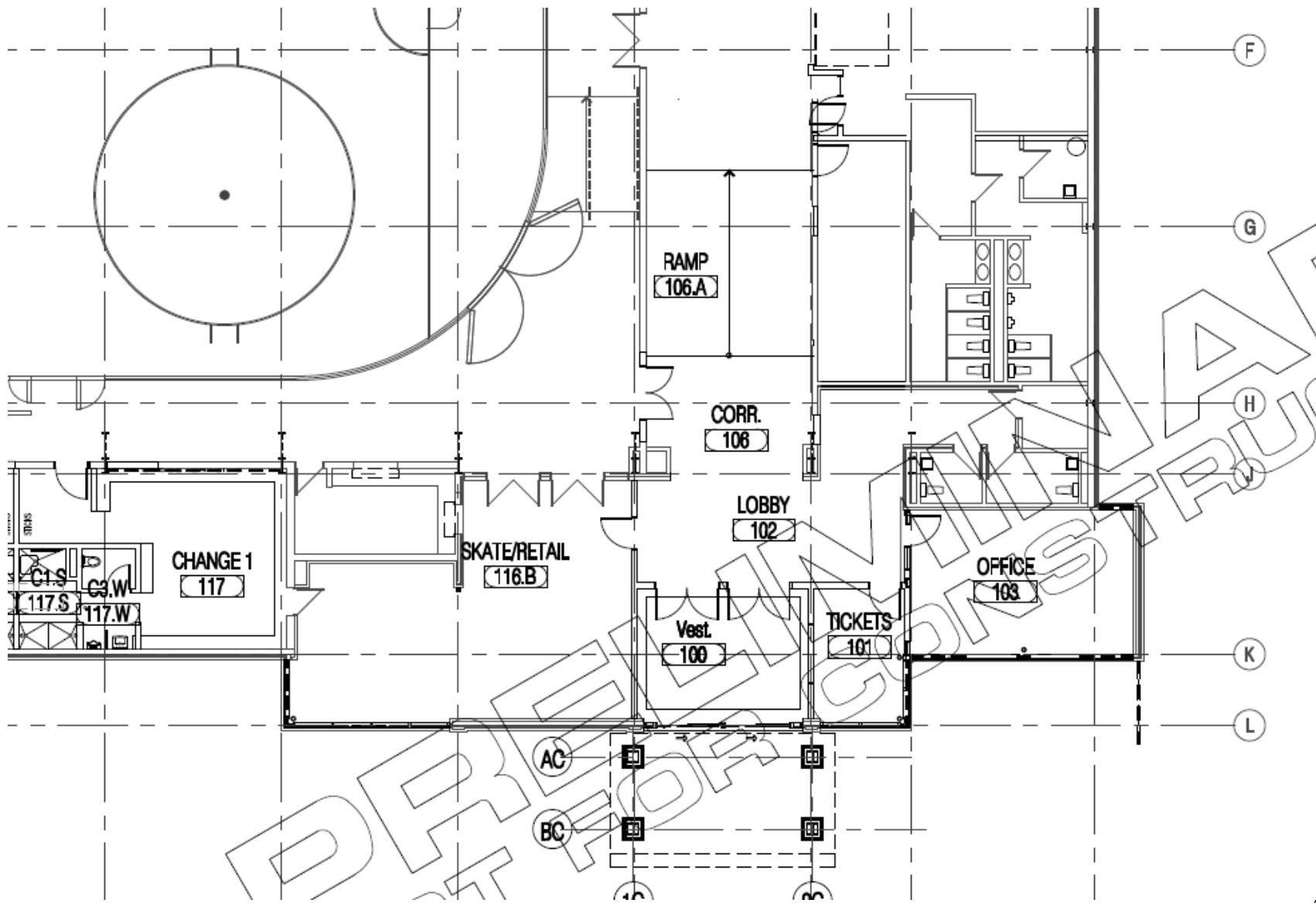
PROGRESS OF THE DETAILED DESIGN

- IDEA/N45 have continued work through iterations of the detailed design
- Staff have reviewed and approved the 50% detailed design submittal in March
- Staff can confirm that the designers have adequately met objectives
- A summary of minor modifications was compiled and submit to the designer for the next design iteration
- The next steps will be the 95% DD submittal expected in June 2024
- Examples of the engineering and architectural design follow this page:

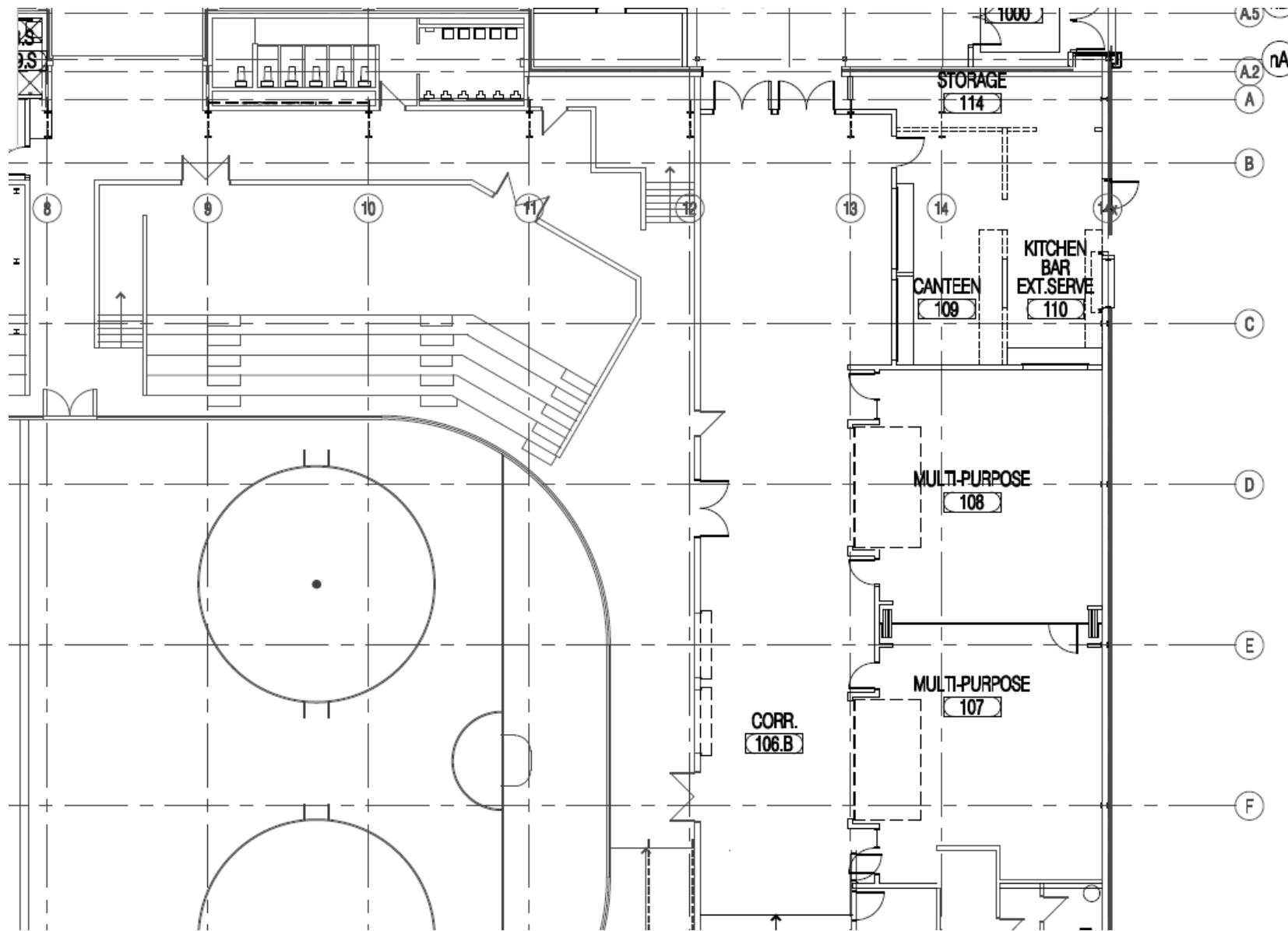
FIRST FLOOR DESIGN PLAN DRAWING



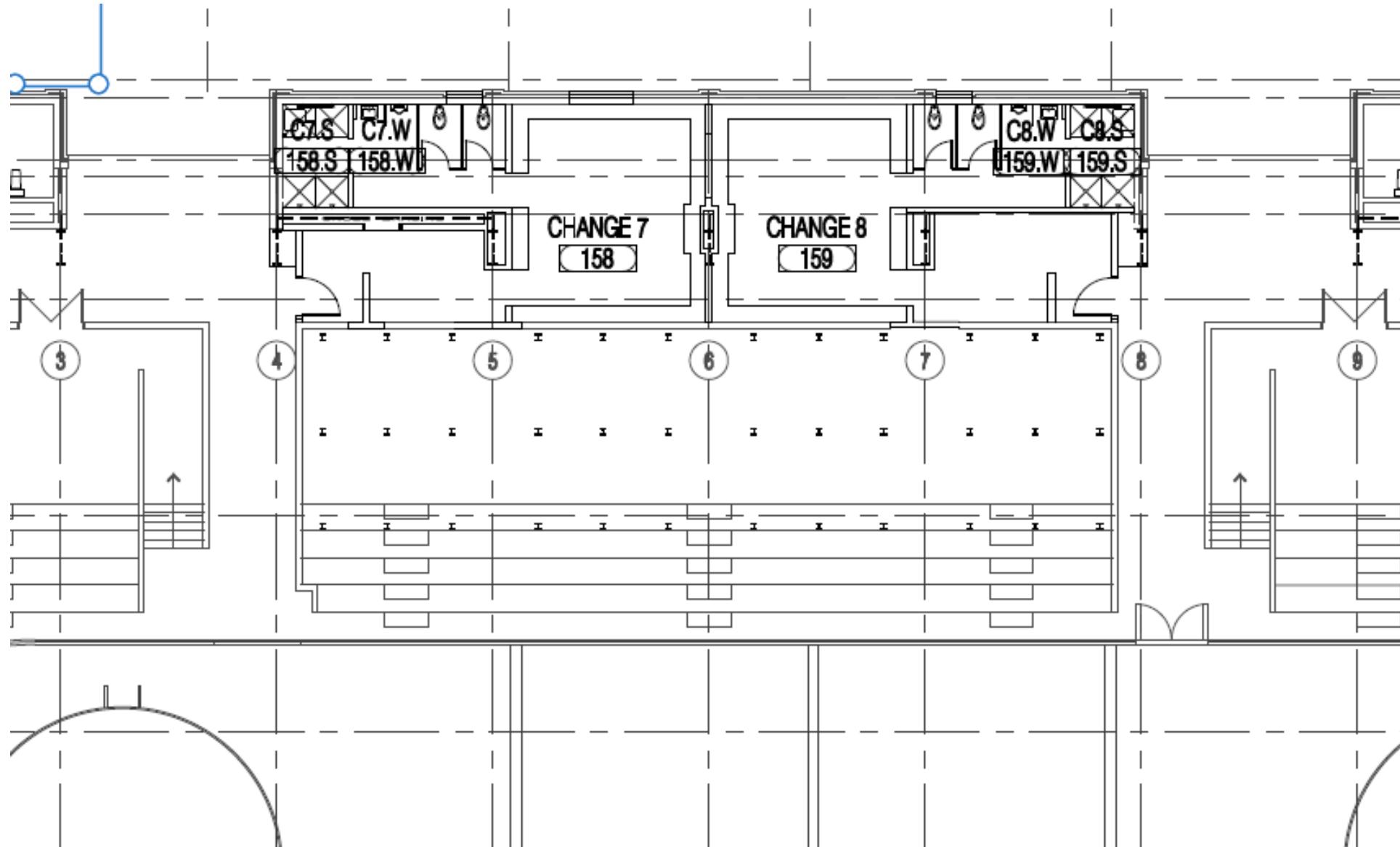
FIRST FLOOR DESIGN PLAN – MEM. CENTRE LOBBY



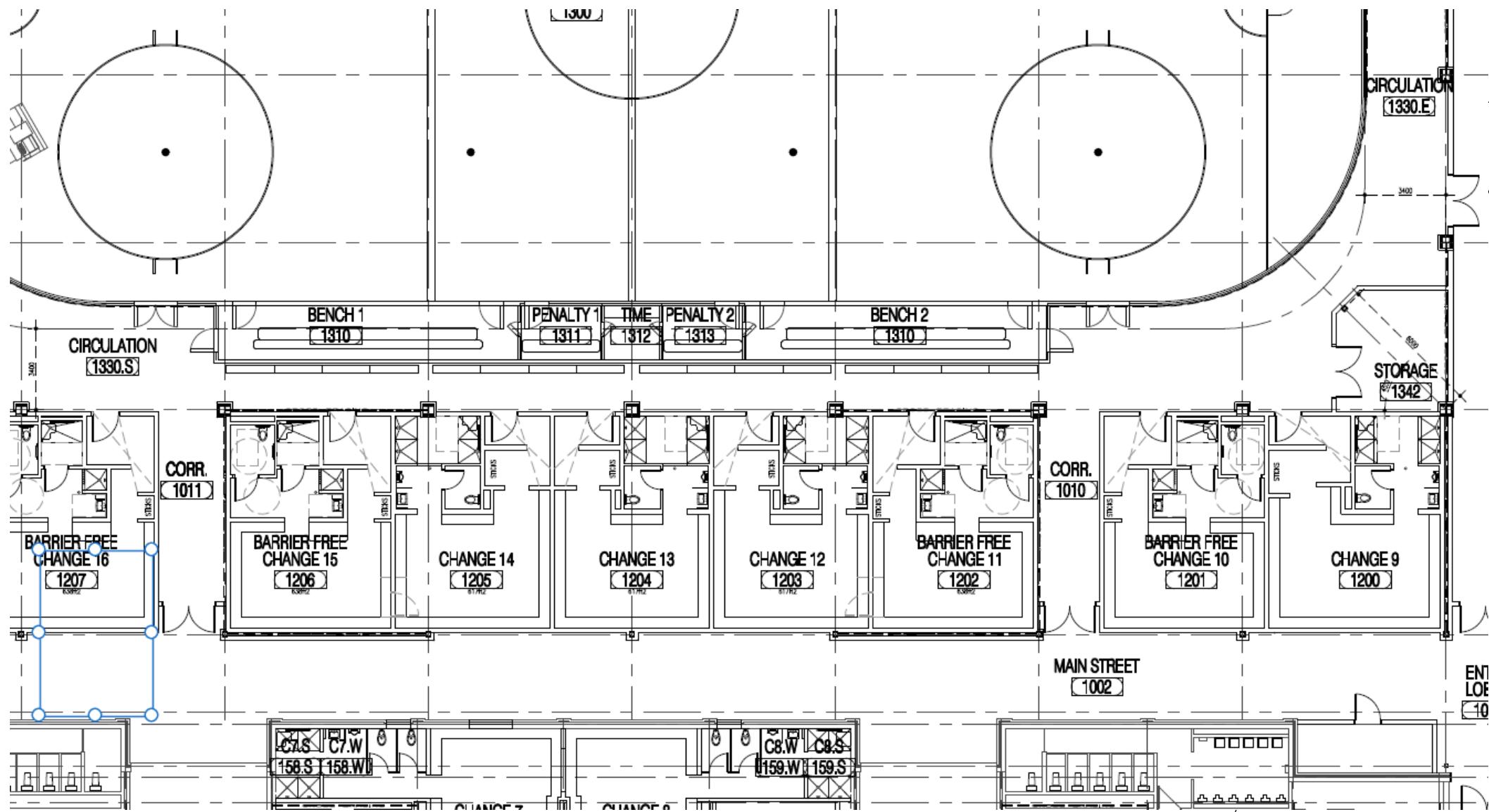
FIRST FLOOR DESIGN PLAN – MEM. CENTRE LOBBY & CANTEEN



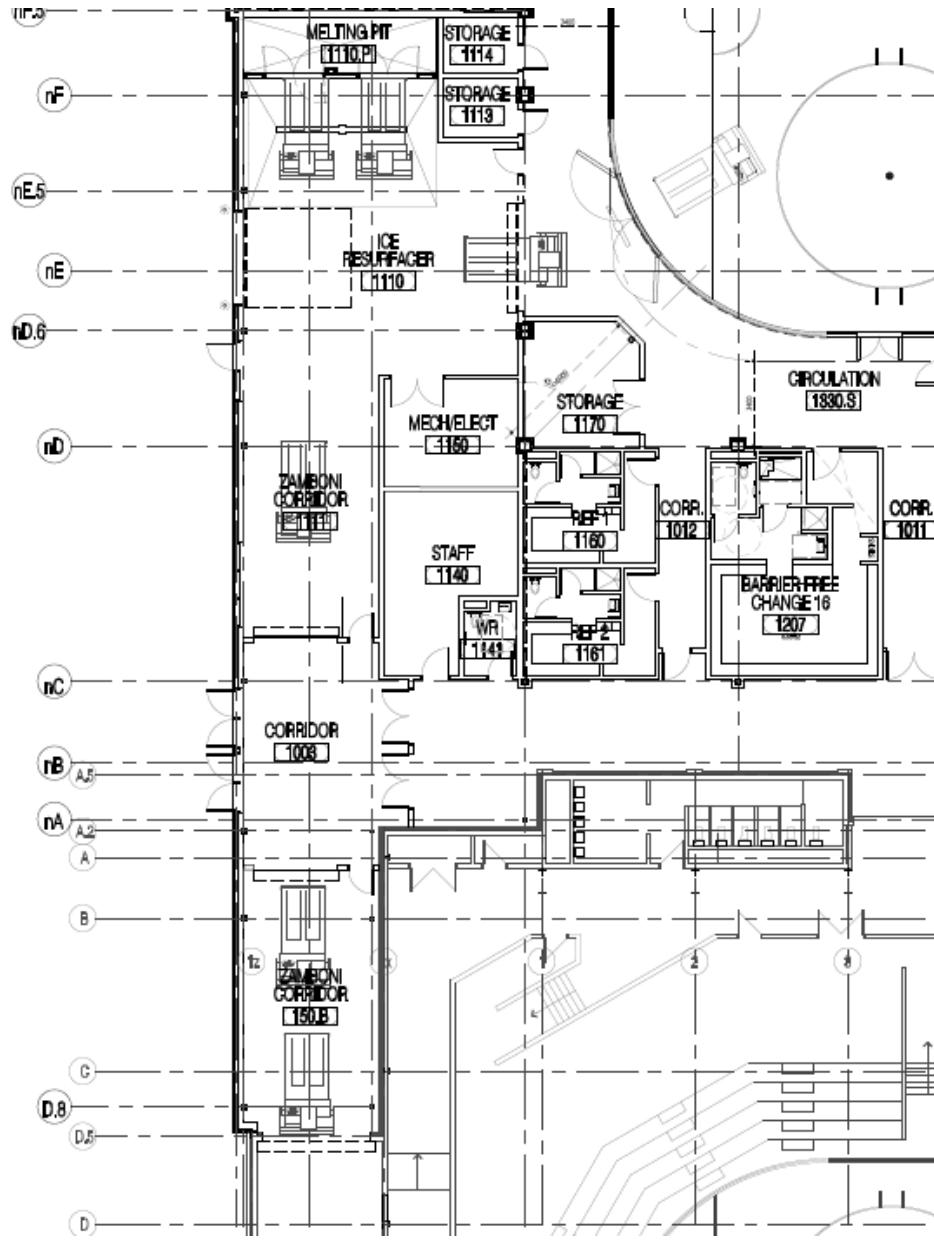
FIRST FLOOR DESIGN PLAN – JUNIOR TEAM ROOMS



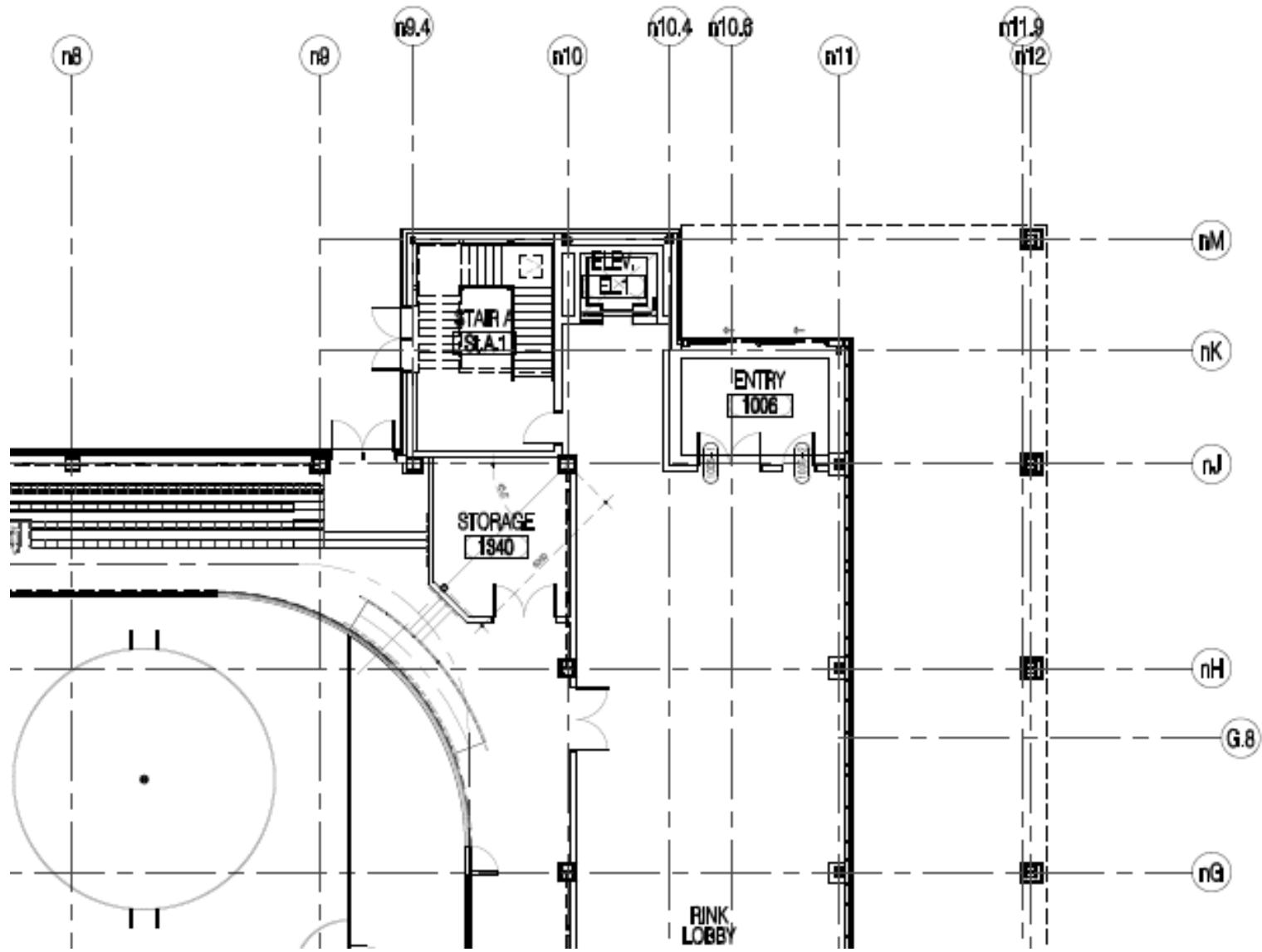
FIRST FLOOR DESIGN PLAN – BARRIER FREE ROOMS



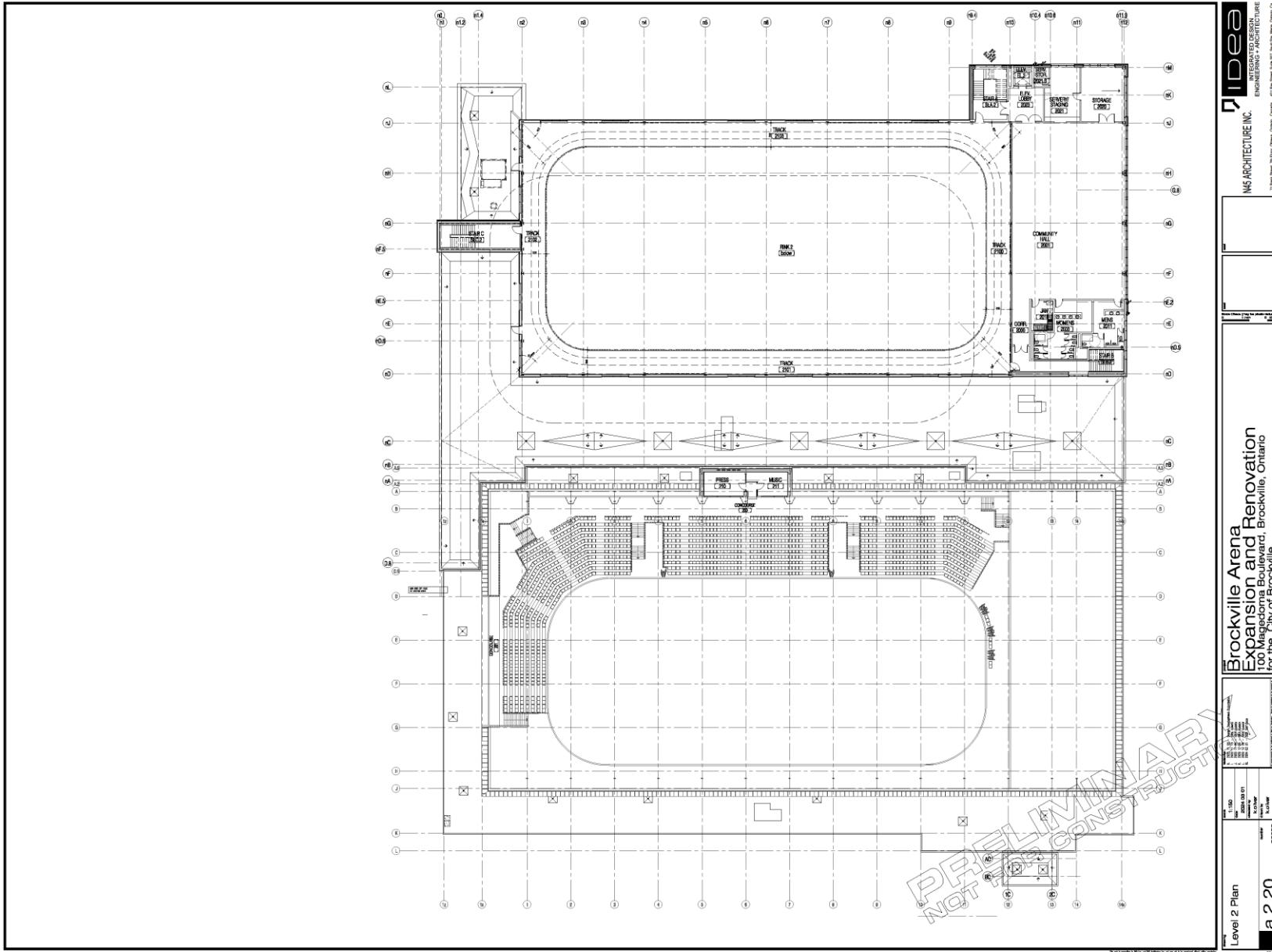
FIRST FLOOR DESIGN PLAN – ICE RESURFACER CORRIDOR



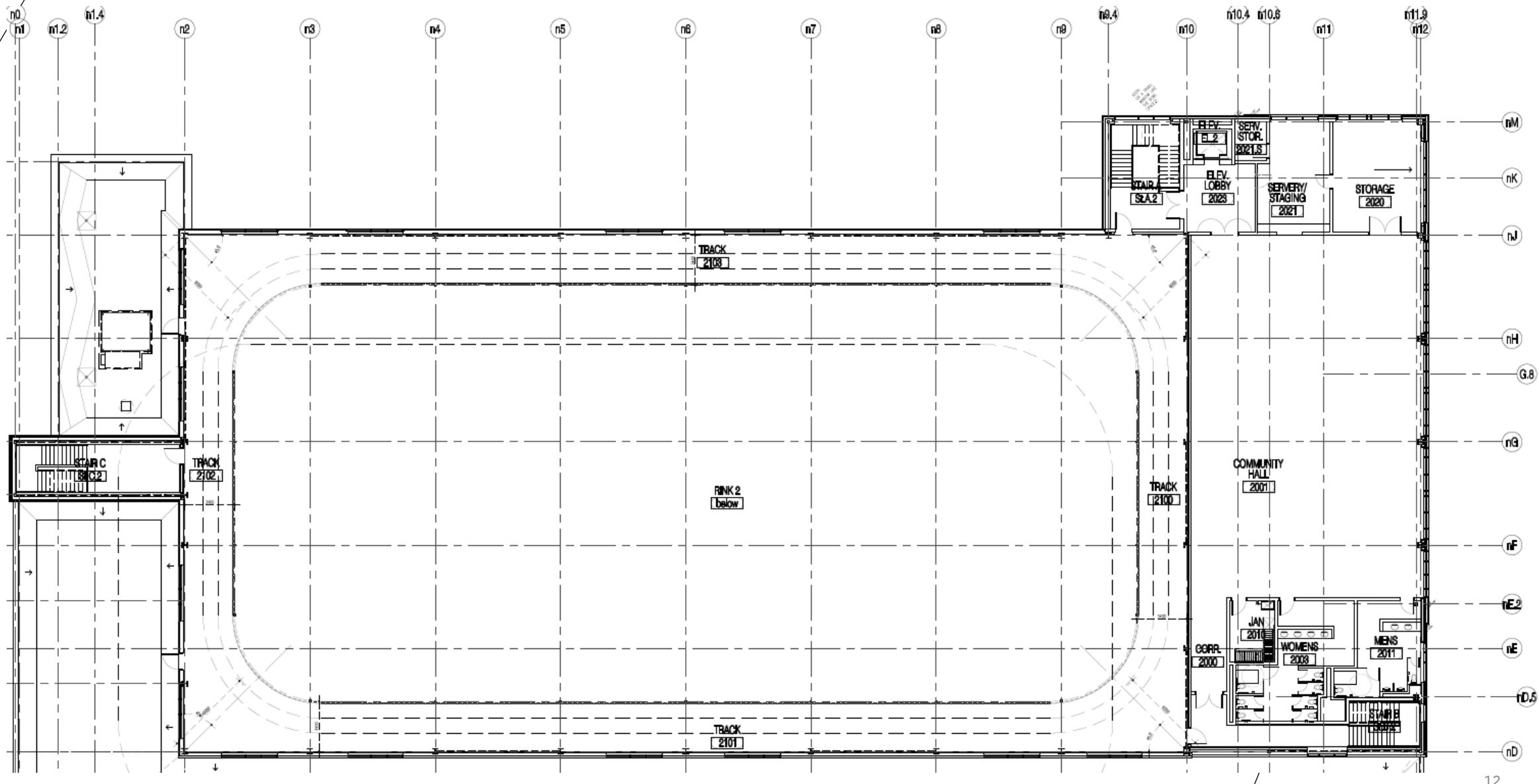
FIRST FLOOR DESIGN PLAN – NEW BUILD ENTRANCE



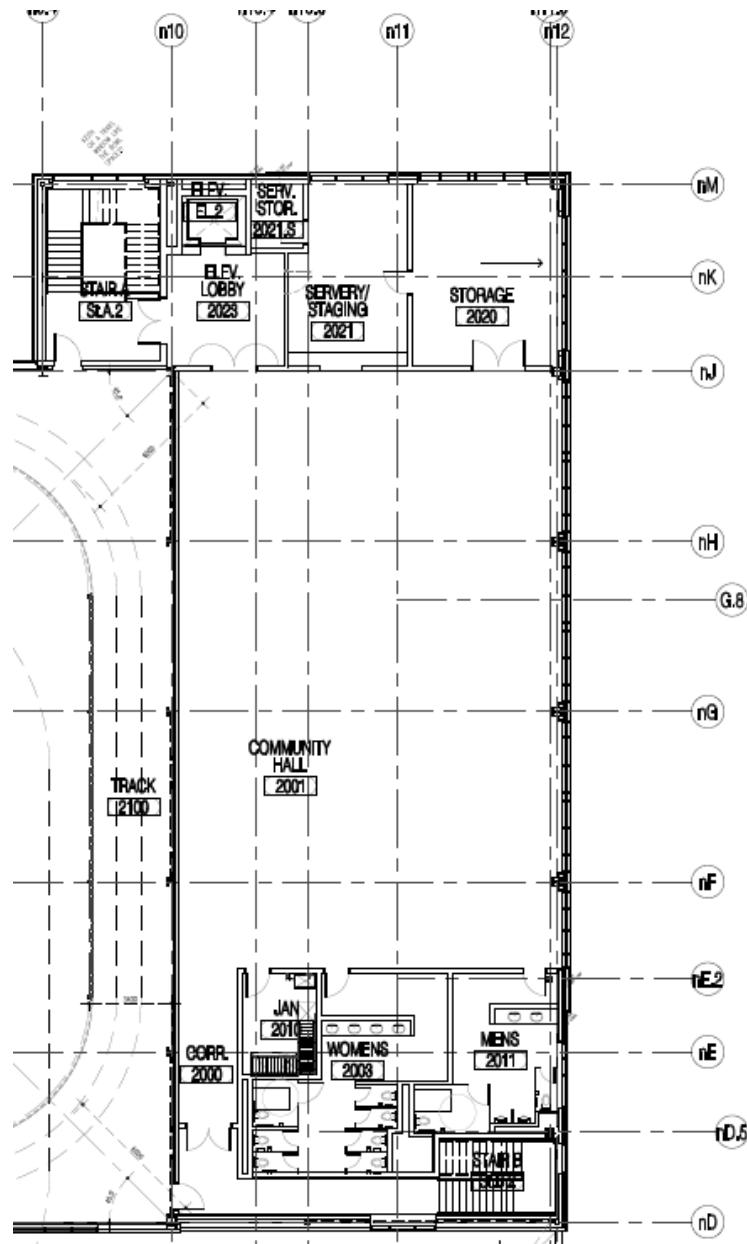
SECOND FLOOR DESIGN PLAN DRAWING



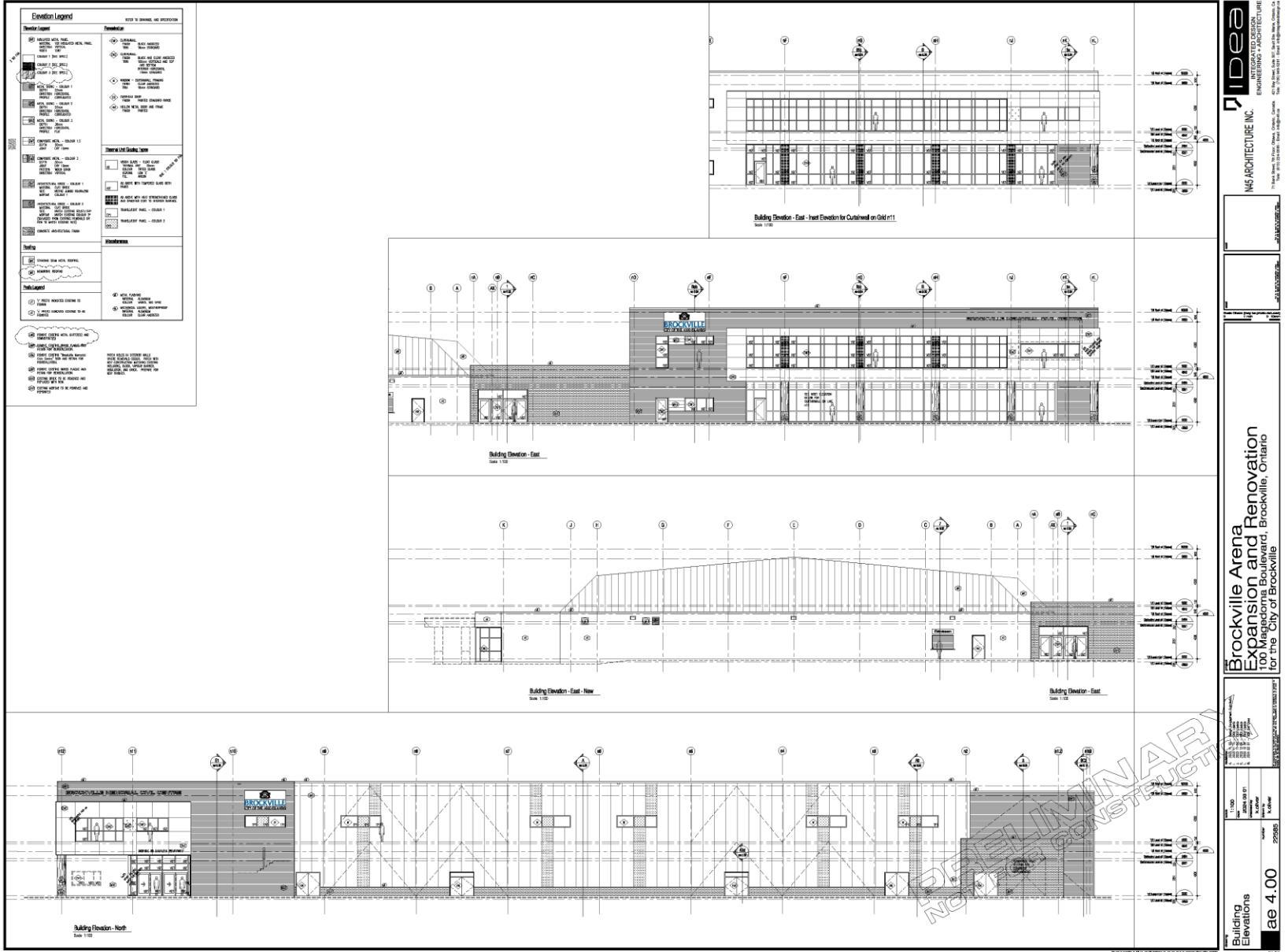
SECOND FLOOR DESIGN PLAN - NEW BUILD



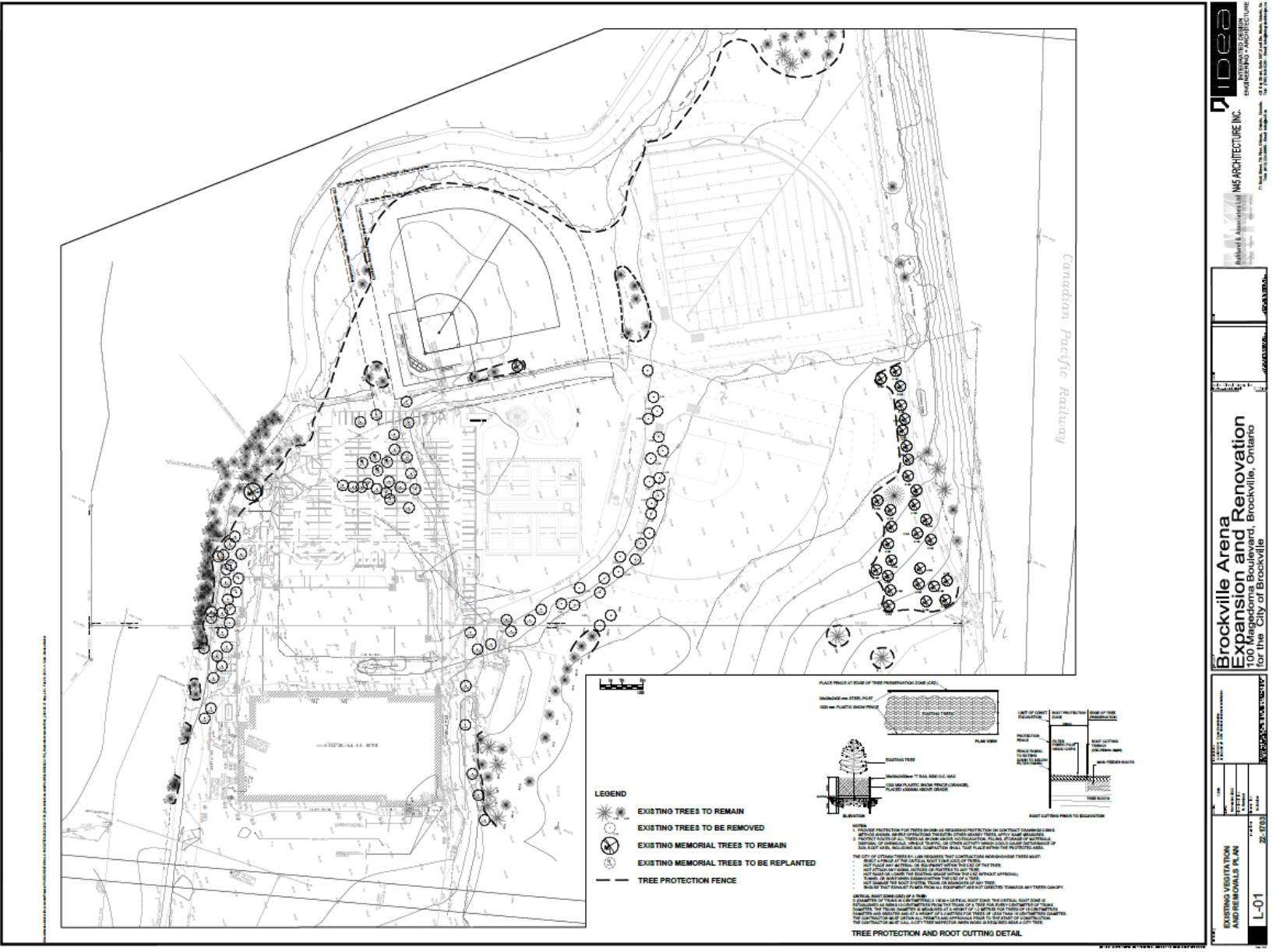
SECOND FLOOR DESIGN PLAN – COMMUNITY HALL



ELEVATION VIEW



SITE LAYOUT DRAWING



4 OF 4

IMPORTANT PROJECT TIMELINES

- IDEA/N45 (the designer) have communicated that the finalized detailed designs for construction are nearing completion
- The following timelines have been provided to staff:

June 14, 2024 – Projected Submission of the 95% detailed design for review

June 28, 2024 – Projected completion fo review by City staff

July 19, 2024 – Submission of the 100% detailed design

- Approval of the 100% detailed design will conclude the design work and the project will be ready to tender for construction from a design perspective.

IMPORTANT PROJECT TIMELINES

- Following the completion of the 100% detailed design, the remaining efforts by the designers will be work with the City Building and Planning divisions to formalize:

Planning and zoning approval

Site plan control agreement

Building permit

- Following completion of zoning, planning activities and issuance of a building permit, the project will be ready for construction pending funding

DESIGN CONCEPTS & PUBLIC RENDERINGS

- The designers have used the detailed design drawings to create realistic computer-generated 3D renderings of the project
- The renderings accurately illustrate the completed building project as designed
- It must be noted that the renderings are the expression of the design artist in this case the lead architect from N45 and may differ from the final construction

EXTERIOR, NEW BUILD, FACING SOUTH-WEST, DAY



EXTERIOR, NEW BUILD, FACING SOUTH-EAST



EXTERIOR, NEW BUILD, FACING NORTH-EAST



EXTERIOR, NEW BUILD, FACING NORTH-WEST



EXTERIOR, NEW BUILD, FACING SOUTH



EXTERIOR, MEM. CENTRE, FACING NORTH



EXTERIOR, MEM. CENTRE, FACING NORTH-EAST, DAY



EXTERIOR, MEM. CENTRE, FACING NORTH, NIGHT



EXTERIOR, NEW BUILD & MEM. CENTRE



INTERIOR, NEW BUILD FACING EAST



INTERIOR, NEW BUILD FACING WEST



INTERIOR, NEW BUILD FACING WEST



INTERIOR, NEW BUILD, EXERCISE TRACK



INTERIOR, NEW BUILD, EXERCISE TRACK



INTERIOR, NEW BUILD, COMMUNITY HALL



INTERIOR, NEW BUILD, COMMUNITY HALL



INTERIOR, MEM. CENTRE NEW LOBBY CONFIG. NORTH



INTERIOR, MEM. CENTRE NEW LOBBY CONFIG. SOUTH



INTERIOR, MEM. CENTRE NEW LOBBY CONFIG. SOUTH



INTERIOR, MEM. CENTRE NEW LOBBY CONFIG. SOUTH



INTERIOR, NEW BUILD INTO MEM. CENTRE LOBBY



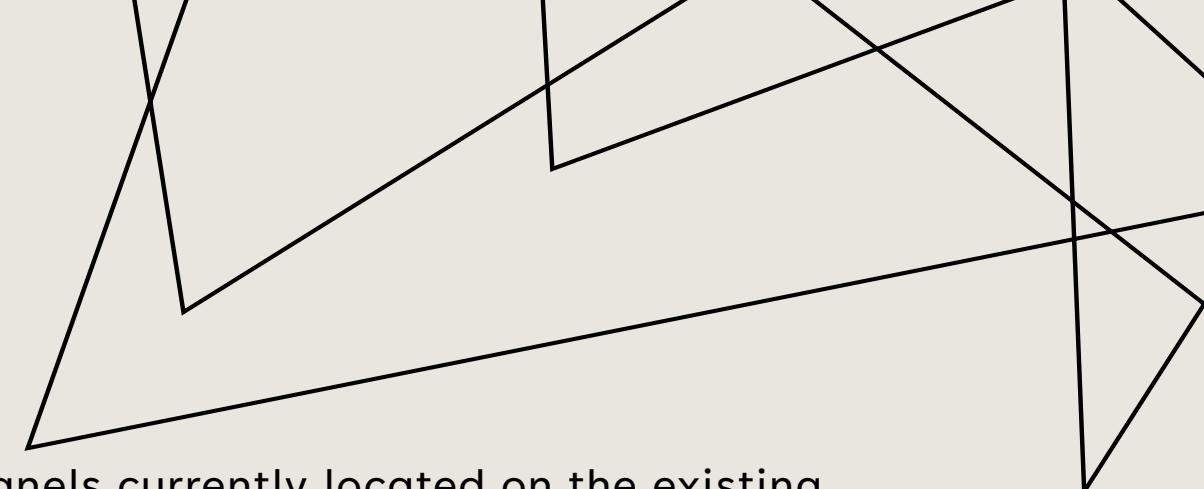
INTERIOR, NEW BUILD INTO MEM. CENTRE LOBBY



EXTERIOR, NEW BUILD, FACING SOUTH-WEST, NIGHT



FIT PROGRAM / SOLAR PANELS



IDEA/N45 have provided options to re-install solar panels currently located on the existing Memorial Centre as part of the original project scope.

The detailed costs to re-installing the solar panels and rectify existing deficiencies in the current installation is an additional **\$1.4 million**.

Issues of note:

- The FIT program results in approximately \$150,000 to \$230,000 in annual revenue.
- The FIT program ends in 2031 at which time generation rates are scheduled to decrease from the current preferred program rates.
- The solar panel installation arrangement is the source of problems of water infiltration of the BMCC roof and the cause of significant renovation escalation.
- The solar panels output capacity has naturally diminished over time
- The current installation configuration does not provide means to measure performance
- The company that sold and installed the panels is no longer in business.

FIT PROGRAM / SOLAR PANELS

There are three options available regarding the existing solar panels:

1. Re-install the existing solar panels at a cost of **\$1.4 million** to the project
2. Remove the solar panels from the BMCC and liquidate or use as spares at GWMC, **\$75,000**
3. Alternative custom option
 - Re-install as many solar panels as will fit on the smaller flat roof along the front of the BMCC.
 - **Cost unknown**

This is a pending Council decision which staff will provide more detailed information in a future staff report

UPDATED COST ESTIMATE



IDEA/N45 have updated the construction cost estimate from the Class D estimate provided after the concept in June 2023 to a Class C estimate based on the 50% detailed design in 2024.

Based on the known information to date, the construction cost estimate has increased:

- From \$33.4 million in June 2023 to
- To \$41.3 million in Feb 2024

Reasons for the cost increase are:

- Approx. 9% escalation of the cost of construction specific materials
- Increased scope of repairs for the existing Memorial Centre
- Slightly increased square footage associated with configured entrance
- Cost of backup generator and line reactors

UPDATED COST ESTIMATE - SUMMARY

Item Description:		Class D June 16, 2023	Class C Feb 26, 2024*
1. New Build		18,061,189	21,296,648
2. Memorial Centre Renovations		3,645,060	5,169,041
3. Site Work		2,265,162	2,794,559
SP-A03 Color Lighting, Audio & Video Screen		125,000	300,000
SP-A04 Pickle Ball Courts (4 current)		90,942	122,250
SP-E01 LED Lighting upgrades Existing Arena		220,857	240,778
SP-E02 LED Ball diamond replacement		190,000	207,100
SP-M01 New Generator		300,000	634,000
General Contractor	10%	2,489,821	3,076,438
Fees	3%	746,946	922,931
Bonding & Insurance	1%	248,982	307,644
Design Contingency	10%	2,489,821.00	3,076,437.60
Construction Contingency	10%	2,489,821.00	3,076,437.60
Escalation		Assumes tender 2024	
Construction Cost Subtotal		33,363,601	41,224,264

UPDATED COST ESTIMATE

Cost components of note:

- \$6.15 million of the \$41.3 million construction estimate is estimation contingency
- This estimate does not include solar panels into the future project
- Does not include costs associated with an upgraded Electrical utility service
 - Hydro One has not determined if an upgraded service is required
- Does not account for third party project management or engineering support

EXPRESSIONS OF INTEREST IN CENTENNIAL YOUTH ARENA

Staff have received expressions of interest for the Centennial Youth Arena following completion of the MURF project from:

- **The Brockville Soccer Club**
- **The 50+ Activity Centre**

Proposals:

- **A proposed indoor, artificially turfed field would be like the Bell Sensplex in Ottawa.**
- **Creation of an indoor sport's "field" was supported by Brockville Soccer as a preferred option to the "Soccer Dome". Brockville Soccer indicated they could support:**
 - \$100,000 in capital support.
 - An estimated \$100,000 in annual revenue through user fees.
- **Staff will continue to explore these opportunities**



OTTAWA BELL SENSPLEX



EXPRESSIONS OF INTEREST IN CENTENNIAL YOUTH ARENA

An indoor facility with artificial turf is sought after for the Soccer Club specifically. The facility is already equipped with a score board, sports lighting and other attractive amenities to Soccer. However, the other interests that are expected to be interested would include:

- Indoor track and field
- Indoor baseball spring training
- Walking and exercise
- 50+ activities centre
- Birthday and youth play times
- Youth engagement groups

This hypothetical facility would provide the City with the ability to monetize additional advertising space as a revenue source.