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TOWN HALL
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August 18, 2011

Carol Reid
Director & Regional Clerk
Clerks Division, Corporate Services
Region of Peel

LEGISLATIVE SERVICES	
COPY TO:	FOR:
Chair	<input checked="" type="checkbox"/> Committee
CAO	<input checked="" type="checkbox"/>
Corporate Services	<input checked="" type="checkbox"/> Council
Public Works	Sept 8 2011
Employee and Business Services	
Health Services	File
Human Services	
Peel Living	

ADDITIONAL FUNDING FOR CALEDON EAST OPP DETACHMENT CAPITAL PROJECT

Ms. Reid,

At the August 16, 2011 Town of Caledon Council Meeting, Council passed resolution 2011-499 regarding Report CS-2011-045 – Caledon East OPP Detachment Capital Project Update.

Town of Caledon Council approved increasing the Caledon East OPP Detachment Capital project by \$1M (from \$8M to \$9M) to accommodate a LEED's Silver designation and enhanced architectural design features. Further, Town of Caledon Council requested that the capital budget increase be funded from the OPP Facilities Reserve Fund and the OPP Development Charges Reserve Fund for Caledon policing held at the Region of Peel.

A copy of the resolution and Council report is attached.

Thank you,

Fuwing Wong, CGA
Treasurer | Town of Caledon
905.584.2272 x4257

REFERRAL TO Corporate Services
RECOMMENDED
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____



2011-499

Date: August 16, 2011

Moved by: *J. V. Strickland* Seconded by: *Ralph Foley*

That Report CS-2011-045 regarding Caledon East OPP Detachment Capital Project Update, be received; and

That Council approve the request for additional funding in the amount of \$1.0M for the Caledon East OPP Detachment Capital Project, funded from the capital reserve funds at the Region of Peel; and

That the Region of Peel be requested to increase the funding of the Caledon East OPP Detachment project by \$1.0M from the OPP facilities reserve fund and the OPP development charges reserve fund for Caledon policing; and

That the additional funding be utilized to accommodate a LEED's Silver designation and enhanced architectural design features for this building project; and

That the CAO and Deputy CAO/Director of Corporate Services/CFO be authorized to negotiate amendments to the contracts with the Ventin Group Ltd. and Maple Reinders Constructors Ltd. for this project.

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Beffort	✓			
Councillor deBoer	✓			
Councillor Foley	✓			
Councillor McClure	✓			
Mayor Morrison	✓			
Councillor Paterak				✓
Councillor Mezzapelli	✓			
Councillor Thompson	✓			
Councillor Whitehead	✓			
TOTAL	8			1

MAYOR: *Marilyn Morrison*

✓ CARRIED	LOST
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CORPORATE SERVICES DEPARTMENT
Capital Projects & Property Management

Report CS-2011-045

To: Mayor and Members of Council

From: Ronald H. Kaufman, Deputy CAO/Director of Corporate Services/CFO

Meeting: August 16, 2011

Subject: CALEDON EAST OPP DETACHMENT CAPITAL PROJECT - UPDATE

RECOMMENDATION

That Report CS-2011-045 regarding Caledon East OPP Detachment Capital Project Update, be received; and

That Council approve the request for additional funding in the amount of \$1.0M for the Caledon East OPP Detachment Capital Project, funded from the capital reserve funds at the Region of Peel; and

That the Region of Peel be requested to increase the funding of the Caledon East OPP Detachment project by \$1.0M from the OPP facilities reserve fund and the OPP development charges reserve fund for Caledon policing; and

That the additional funding be utilized to accommodate a LEED's Silver designation and enhanced architectural design features for this building project; and

That the CAO and Deputy CAO/Director of Corporate Services/CFO be authorized to negotiate amendments to the contracts with the Ventin Group Ltd. and Maple Reinders Constructors Ltd. for this project.

ORIGIN/BACKGROUND

Council approved a revised budget of \$8.0M in March 2011 as per report CS-2011-017. Since that time the Town has reached a point in the project where prices of various components of the building have been solidified and decisions on certain aspects of the project are required.

DISCUSSION

There are five main overriding principles that are driving the design and construction of this building. They are as follows:

1. OPP functional requirements
2. Seismic soil conditions
3. ABES standards (accessibility)
4. LEED Silver Certification
5. Architectural significance



CORPORATE SERVICES DEPARTMENT
Capital Projects & Property Management

There are competing demands for the budget dollars allocated to this project. At this time, Town staff have confirmed that items 1 to 3 are incorporated in the costs. Items 4 and 5 have had dramatic program reductions to achieve budget. LEED certification will *not* be possible and architectural significance has been immensely altered.

Town staff believe that both of these principles are vitally important to this project. Town Council has indicated and the CBSP confirms a leadership role in "green" and LEEDS Silver was the level of achievement to show leadership to our community and potential commercial/industrial investors in Caledon.

Caledon East has architectural significance today and Town Council desired a building that shows something more than an "institutional" type building in the village.

FINANCIAL IMPLICATIONS

Budget Approved March 22, 2011	\$8.0M
LEEDS Silver	0.4M
Architectural Significance	0.3M
Contingency	0.3M
Budget Revised	<u>\$9.0M</u>

Funding is available in the reserve funds held at the Region of Peel.

Current projections of funding available in the reserve funds are:

Facilities Capital	\$1,009,000
Policing Cost Stabilization	2,166,000
OPP Development Charge	<u>302,000</u>
Total	<u>\$3,477,000</u>

Commitments against the reserve funds today as per the 2011 budget presentation for the four year operating budget projections:

2012	\$690,000
2013	<u>340,000</u>
Total	<u>\$1,030,000</u>

There is also an outstanding commitment for a Mayfield West store front OPP location in 2015 for \$250,000.

There are sufficient funds today held at the Region of Peel to fund this \$1.0M request.



LEGAL IMPLICATIONS

The Ventin Group Ltd.

On May 4, 2010, pursuant to By-law 2010-064, Caledon entered into a contract with The Ventin Group Ltd. ("Ventin") for the architectural services in regard to the construction of the new OPP Detachment building in Caledon East. Due to the issues outlined in this report, the agreement will require amendments.

Maple Reinders Constructors Ltd.

On March 22, 2011, pursuant to By-law 2011-032, Council authorized the Mayor and Clerk to enter into a contract for the services of a construction manager. The form of contract used is the Canadian Construction Documents Committee CCDC5B and was supplemented by additional clauses prepared by the Town. The contract has not yet been signed by Maple Reinders Constructors Ltd. Further clauses shall be added to the contract as a result of the issues outlined in this report.

NEXT STEPS

Request additional funding for the Caledon East OPP Detachment project from the Region of Peel reserve funds.

COMMUNITY BASED STRATEGIC PLAN

The construction of the OPP Detachment building will meet the following objectives of the Community Based Strategic Plan:

Goal 1 Objective C: Support Green Energy and Energy Reduction. Promote technologies that reduce emissions, protect the natural environment and conserve energy and water.

- Conserve energy through means including community design, land use planning, transportation planning and the design and retrofitting of public and private buildings.

Goal 1 Objective D: Promote Green Living and Build Community Capacity. Transform behaviour and develop a green culture that supports a more sustainable way of living.

- Strive to achieve LEED or applicable sustainable construction standards in all building development.

Goal 2 Objective A: Ensure Accessibility is the Standard (facilitate the provision of a universally accessible public realm).

Goal 2 Objective G: Maintain Caledon as a Safe, Secure Community (continue to be a community where all are safe, secure and welcome).

POLICIES/LEGISLATION

Ontario Building Code
Accessibility for Ontarians with Disabilities Act, 2005



CORPORATE SERVICES DEPARTMENT
Capital Projects & Property Management

CONSULTATIONS

Douglas Barnes, Chief Administrative Officer
Fuwing Wong, Treasurer
Patricia De Sario, Solicitor
The Ventin Group Ltd.
Maple Reinders Constructors Ltd.

ATTACHMENTS

Not applicable.

CONCLUSION

Due to competing demands for the budget dollars allocated to this project we have reached a point where additional funding is required in order to maintain a LEED's Silver designation component and a significant architectural design feature in the scope for the Caledon East OPP Detachment project. The additional funding is available from Region of Peel reserve funds.

The Town of Caledon will request the Region of Peel to increase the funding of the Caledon East OPP Detachment project by \$1.0M from the Caledon OPP Facilities Reserve Fund and the Development Charges Reserve Fund for Caledon policing.

Prepared by:
Name: Ron Kaufman,CA
Title: Deputy CAO/Director of Corporate Services/CFO

Approved by:
Name: Douglas Barnes
Title: Chief Administrative Officer