

Recommendation:

1. That **Tender No. T2023-12** submitted by **J.R. Certus Construction Co.** Ltd. in the amount of **\$51,953,000.00** (excluding HST) be accepted;

Tender No. T2023-12	\$51,953,000.00
HST (13%)	<u>6,753,890.00</u>
Total Gross Tender Cost	<u>\$58,706,890.00</u>

2. Construction costs:
That the **total gross** construction cost of **\$64,672,456.00** (HST included), including the amount of the tender, construction contingency, and other associated costs, and the total **net** construction cost of **\$58,239,550.00** (net of HST rebate), be approved;

Tender T2023-12	\$51,953,000.00
HPA Contract Administration Costs	596,990.00
Project Management Costs	428,272.00
Exterior Signage Consulting Costs (2025)	60,000.00
TRCA Ecosystem Fee	200,000.00
TRCA Archaeological Costs	200,000.00
Final Air Leakage Blower Test	50,000.00
Construction Contingency	<u>3,744,000.00</u>
Total Project Costs (excluding taxes)	\$57,232,262.00
HST (13%)	<u>7,440,194.00</u>
Total Gross Additional Costs	\$64,672,456.00
HST Rebate (11.24%)	<u>(6,432,906.00)</u>
Total Net Additional Costs	<u>\$58,239,550.00</u>

3. That the Director, Finance & Treasurer be authorized to award a **\$200,000.00** contract to **Toronto and Region Conservation Authority for Ecosystem Compensation;**
4. That the Director, Finance & Treasurer be authorized to award a contract in the amount of **\$200,000.00** for archeological work to the **Toronto and Region Conservation Authority;**
5. That the Director, Finance & Treasurer be authorized to award indigenous monitoring services, required to fulfill the City's duty to consult;
6. That Council delegate the authority to award the **Project Management Contract services** with terms and conditions satisfactory to the Director, Operations and Director, Finance & Treasurer with a total value of the contract not to exceed **\$430,000.00** and that the awarding of the contract be in compliance with applicable senior government trade legislation;

- 7. That Council approve the proposal for additional fees submitted by **Hariri Pontarini Architects** for contract management through the construction phases of the work in the amount up to **\$596,990.00** (excluding HST) be approved, with terms and conditions satisfactory to the Director, Operations and Director, Finance & Treasurer;
- 8. That the Director, Finance & Treasurer be authorized to finance the total net **construction project costs** of **\$58,239,550.00** as approved through the 2021 to 2024 budget as follows:
 - a. The sum of **\$2,409,243.00** from the DC – **Library Reserve Fund**;
 - b. The sum of **\$8,000,897.00** from the DC – **Parks and Recreation Reserve Fund**;
 - c. The sum of **\$12,500,000.00** to be funded from **Federal Grants** – Green & Inclusive Community Building Programs

Approved Code	Source of Funds	Budget (2021-2024)	Funds Required
C10220.2011	DC – Parks & Rec	\$12,415,948.00	\$8,000,897.00
C10220.2011	DC – Library	2,608,400.00	2,409,243.00
C10220.2011	Federal Grants (GICB)	12,500,000.00	12,500,000.00

- d. The sum of **\$4,000,000.00** to be funded from Federal Grants – Canada Cultural Space Fund
- e. The sum of **\$8,367,000.00**, or less, as approved in the 2021 and 2023 Capital Budgets to be financed by the issue of debentures by The Regional Municipality of Durham over a period not to exceed 20 years
 - i) the annual repayment charges of approximately \$759,359.00 be included in the annual Current Budget for the City of Pickering commencing 2025, or such subsequent year in which the debentures are issued, and continuing thereafter until the debenture financing is repaid
- f. The sum of **\$16,522,000.00** as approved in the 2021, 2023 & 2024 Capital Budgets to be funded from the DC – Parks & Recreation be financed by the issue of debentures by The Regional Municipality of Durham over a period not to exceed 20 years to address the funding shortfall of the Development Charges – Parks & Recreation Reserve Fund, and this amount be repaid from future development charges collection
 - i) the annual repayment charges of approximately \$1,499,477.00 be included in the annual Current Budget for the City of Pickering commencing 2025, or such subsequent year in which the debentures are issued, and continuing thereafter until the debenture financing is repaid from future development charge collections as the first source of repayment, and the cost of the annual repayment charges be included in the next Development Charges Background Study
- g. The Director, Finance & Treasurer be authorized to make any changes, adjustments, and revisions to amounts, terms, conditions, or take any actions necessary in order to effect the foregoing debenture issuances
- h. The sum of **\$588,628.00** to be funded from the Community Benefit Charges Reserve Fund
- i. The sum of **\$4,900,000.00** to be funded from the Senior Centre Reserve
- j. The sum of **\$470,000.00** to be funded from the Library Building Reserve
- k. The sum of **\$481,782.00** to be funded from the Casino Reserve;

C10220.2011	Federal Grants (CCSF)	4,000,000.00	4,000,000.00
C10220.2011	Debt 20YR – City	8,367,524.00	8,367,000.00
C10220.2011	Debt 20YR – DC (P&R)	14,134,152.00	16,522,000.00
C10220.2011	RF – CBC	637,300.00	588,628.00
C10220.2011	R – Senior Centre	4,900,000.00	4,900,000.00
C10220.2011	R – Library Building	470,000.00	470,000.00
C10220.2011	R – Casino	396,676.00	481,782.00
Total Construction:		<u>\$60,430,000.00</u>	<u>\$58,239,550.00</u>

9. That staff be authorized to execute the amended Contribution Agreement with the Federal Government for the Canada Cultural Spaces Fund;
10. That Council direct the Chief Administrative Officer to provide operational and financial project updates based on the following schedule: July 2024, January 2025, July 2025, January 2026 and July 2026;
11. That the Director, Finance & Treasurer be authorized to fund any grant shortfall by a transfer from the Casino Reserve;
12. That the draft By-laws attached to this report be enacted; and,
13. That the appropriate officials of the City of Pickering be authorized to take the necessary actions as indicated in this report.

By-laws

5.1 By-law 8080/24

Being a by-law to authorize the Construction of the Pickering Heritage & Community Centre project in the City of Pickering and the issuance of debentures in the amount of \$8,367,000.00. [Refer to Item 4.1 Report FIN 03-24]

5.2 By-law 8081/24

Being a by-law to authorize the Construction of the Pickering Heritage & Community Centre project in the City of Pickering and the issuance of debentures in the amount of \$16,522,000.00 for Development Charges- Parks and Recreation Reserve Fund for the funding for the Construction of the Pickering Heritage & Community Centre project, and that the first source of repayment for this debt is future development charges collections.

[Refer to Item 4.1 Report FIN 03-24]

6. Confirmatory By-law
7. Adjournment