

Report

Report No. OCS2022-25	To: Council	Prepared By: Shawn Binns
Meeting Date: August 22, 2022	Subject: Horseshoe Valley Community Centre Partnership Update	Motion # _____
Roll #:		R.M.S. File #:

Recommendation(s):	Requires Action <input checked="" type="checkbox"/>	For Information Only <input type="checkbox"/>
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It is recommended:

1. That Report OCS2022-25 be received and adopted;
2. That staff be authorized to submit a letter of commitment to the Ontario Ministry Of Education to accompany the Simcoe County District School Board's submission;
3. That staff continue to finalize the Development / Ownership and Operating agreements with the Simcoe County District School Board for Council's future consideration.
4. That staff continue to provide updates through the Township's monthly project update report.

Background:

The Township and the Simcoe County District School Board (SCDSB) have been working in partnership to develop a new Elementary School / Community Centre facility on the Township owned twenty (20) acre site located at 739 Horseshoe Valley Road.

The project and partnership have followed a dynamic and evolutionary path since 2017.

Background Reports

Township of Oro-Medonte [Strategic Facility Plan](#)

Staff reports:

[OCS 2017-28](#) Partnership Opportunity – Simcoe County District School Board

[OCS 2018-18](#) SCDSB School Community Centre Partnership Update

[OCS 2018-24](#) SCDSB School Community Centre Partnership Update

[OCS 2019-03](#) SCDSB School Community Centre Partnership Update

At its meeting of February 24, 2021 Council reviewed a number of options and considerations for the development of the Community Centre and unanimously approved the project scope to include the following components: full size gymnasium (split with the SCDSB), programming space, Township service accommodations and considerations for future phased development. Council also approved funding of \$7,050,000 to complete the project.

Since this time the following has occurred:

- Preliminary site tree clearing;
- Continued advancement of design, site plan, engineering and servicing including submissions for necessary approvals;
- Preparation of specifications for procurement;
- 80% design drawings and cost estimates;
- Advancement of Development / Ownership and Operating agreements with the School Board.

The intent of this report is to provide an update on the current status of the project.

Analysis:

Facility/Site Design

The design of the facility and associated site plan have advanced according to the approved project scope. The Community Centre portion of the facility will be approximately 14,500 ft² and consist of the following elements:

- Administrative space to accommodate Township service provision – 2,500 ft² in addition to space for self-service kiosks in the lobby area;
- Gymnasium with spring hardwood floor with acoustical divider– 8,000 ft² – Township owned side 4,000 ft².
- Program/Multi-Purpose Room – 1,200 ft²;
- Custodial/Washrooms – 1,270 ft²;
- Change Rooms – 1850 ft²;

Other notable design elements:

The design including site and servicing plans have also included provisions for the addition of 11,150 ft² of future space to accommodate the potential addition of Multi-Purpose Space and Fitness Centre or space to accommodate other future Township needs. The design has also incorporated the accommodation of the future expansion needs of the School Board.

The design has aligned with the roadway and pedestrian infrastructure from Line 4N and provides connections to the existing Horseshoe Valley Memorial Park Infrastructure.

The development of the “right in, right out” access to and from Horseshoe Valley Road will be coordinated with the County of Simcoe to integrate with the Horseshoe Valley Road improvement project.

In order to accommodate the Line 4N Access Road, the existing Ian Beard Monument and Kevin McKay memorial will need to be relocated to Horseshoe Valley Memorial Park – locations have been identified and plans will be further refined following discussion with stakeholders.

Fencing will be provided along the frontage of the Horseshoe Valley Road, the Line 4N access road adjacent to the Fire Hall and along the east side of the property bordering the Oro Hills subdivision common lands.

The design has also considered the future development of an extended trail system and connections to existing trail systems.

A current site, floor plan and rendering are attached for reference.

Financial Projection Update

The current “Class A” (80% design) construction cost estimates inclusive of professional fees, incidentals, cash allowances, and HST (1.76%) to complete the Community Centre portion of the project ranges from \$6.5 Million – \$7.15 Million depending on the final determination of the proportional share division of the anticipated \$4.7 Million total site development costs with the SCDSB.

Based on the above, staff remain confident that the project can be delivered within the Council approved budget allocation.

Agreement

The Memorandum of Understanding (MOU) executed between the Simcoe County District School Board and the Township in June, 2018 has guided the project to its current state and will guide the finalization of agreements between the Township and the Simcoe County District School Board.

Two agreements are currently being negotiated and drafted:

Development/Ownership Agreement - Outlining the development, management and financial responsibilities associated with the project and respective assets.

Operational Agreement - for the day to day operations and management of the facility and site.

It is anticipated that a draft Development/Ownership Agreement will be presented to Council prior to year-end with the Operational Agreement to follow in early 2023.

In the interim, an updated MOU will be brought forward to Council in September as the current MOU is set to expire at the end of this year.

Facility Naming

Following the February 24, 2021 direction from Council, staff have had discussions with staff from the School Board regarding consideration of naming the elementary school *Pte. Kevin McKay Elementary School*. School Board staff have advised that its practice is not to name school facilities after individuals; however, their policy does not currently expressly prevent it. Township staff will report back to Council following a formal request to the SCDSB for naming consideration.

Timeline and next steps

- Simcoe County District School Board to submit 80% design and cost estimates to seek Provincial approval. A letter from the Township re-affirming its commitment to the development of the Community Centre and its proportional share of costs is required to accompany the School Board's submission.
- Updated MOU with Simcoe County District School Board – September 14, 2022.
- Finalize drawings/specifications - following comments on site plan.
- Conduct public information sessions– early 2023.
- Issue the project for tender – following Provincial Ministry of Education approval.
- Report back to Council to finalize Development / Ownership Agreement – Prior to year-end.
- Report back to Council to finalize Operating Agreement – Early 2023
- Report to Council following completion of tender process.
- Timing will be interdependent and coordinated with Simcoe County District School Board Process.
- Award Tender.
- Project completion targeted for September 2024.

Corporate Strategic Goals:

- Foster Safe and Inclusive Community Living and Business Growth
- Modernize Township Service
- Prepare for our future

Consultations:

- Simcoe County District School Board
- Salter Pilon Architecture

Attachments:

- Attachment # 1** – Current Site Plan
- Attachment # 2** - Current Floor Plan
- Attachment # 3** - Facility Rendering
- Attachment # 4** - Executed 2018 Memorandum of Understanding

Conclusion:

The partnership with the Simcoe County District School Board for a new Elementary School / Community Centre has presented a unique opportunity to leverage public resources and develop a facility to meet the evolving needs of the community.

This project has followed a dynamic path, which is inherent in the evolutionary nature of a partnership. Following the direction of Council, the project has been advanced to include approved scope elements which have been refined based on feasibility and funding available.

As the project continues to advance staff will continue to provide updates to Council and the community.

Respectfully Submitted:

Shawn Binns PBDM, MBA
Director, Operations and Community Services

Approvals:

Andria Leigh, MCIP, RPP
Deputy CAO/Director, Development Services

Date

August 15, 2022