Memorandum

TO: Members of Council
FROM: Dana Earle, Deputy City Clerk
DATE: Thursday, July 16, 2020
SUBJECT: Additional Information
Committee of the Whole – July 20, 2020

COMMITTEE OF THE WHOLE

Additional Information

1. Minutes of Meeting No. 04-2020 of the Multi-Use Indoor Sports Facility Committee held on July 13, 2020, for information.


3. Report No. R 74/2020 (Community Services - Asset Management) Multi-Use Indoor Sports Facility - Project Advancement. This report is being introduced as a 'first report' to allow Committee of the Whole and the general public time to consider the implications of the report before the recommendations are considered by Committee of the Whole on August 10, 2020.

1.0 DISCLOSURES OF INTEREST

None.

2.0 AGENDA APPROVAL

MOVED BY: Councillor A. Aiello
SECONDED BY: Councillor A. Foulds

With respect to the July 13, 2020 Multi-Use Indoor Sports Facility Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Multi-Use Indoor Sports Facility Committee Meeting No. 03-2020 held on June 16, 2020 to be confirmed.
MOVED BY: Councillor A. Aiello  
SECONDED BY: Councillor M. Bentz  

THAT the Minutes of Meeting No. 03-2020 held on June 16, 2020 be confirmed.  
CARRIED

4.0 CONFIRMATION OF FINANCING

Memorandum from Mr. G. Broere, Director – Asset Management dated July 9, 2020, relative to the above noted.

Attachment A entitled “Response Received from Stantec July 8”, for information.

Attachment B entitled “Stantec Response Site Scope”, for information.

Attachment C entitled “Stantec Response Civil Boundary”, for information.

Mr. G. Broere, Director – Asset Management provided an overview relative to the revised financing options of the proposed Multi-Use Indoor Sports Facility, including information regarding:

- Class B and C cost estimate comparisons
  - Class C higher percentage of accuracy
- Overview of correspondence from Stantec
- Incremental costs
- Larger field
- Additional year of inflation
- Refinement of reduced scope
- Costs associated with roadwork on Chapples Park Drive ($423,300)
- Building permit cost
- Detail refinement in contract document
- Supplemental conditions – CCDC 2 (Canadian Construction Document Committee – Stipulated Price Contract)
  - Working with inside and outside Legal Counsel on recommendations

Further discussion was held relative to the cost of the roadwork on Chapples Park Drive.

Mr. G. Broere provided information relative to aligning corporate projects (through Facility guidelines) with the Active Transportation Plan, Stormwater Management Plan, and Clean, Green and Beautiful policies.
Mr. G. Broere advised that the Class A estimate will have a cost accuracy of 5-10 %.

A discussion was held relative to including contingencies for risks associated with the project.

At the request of the Committee, Mr. G. Broere will provide City Council additional information along with the Corporate Report relative to the project.

Memorandum from Ms. L. Paradis, Manager – Budgets & Long Term Planning, dated July 10, 2020 relative to Financing Scenarios for Class B Estimate.

Ms. L. Paradis, Manager – Budgets & Long Term Planning provided an overview relative to the options contained within the above noted memorandum.

A question was asked relative to including the cost impact per household in the public presentation at the July 20, 2020 Committee of the Whole meeting.

MOVED BY: Councillor M. Bentz
SECONDED BY: Councillor A. Foulds

With respect to the memorandum from Ms. L. Paradis, Manager – Budgets & Long Term Planning, dated July 10, 2020, relative to financing scenarios for Class B estimate of the proposed Multi-Use Indoor Sports Facility, we recommend that Option One be selected;

AND THAT Administration include details of Option One within the report being presented at the July 20, 2020 Committee of the Whole meeting relative to the proposed Multi-Use Indoor Sports Facility, for Council’s consideration.

CARRIED

5.0 NEXT MEETING DATE

The next meeting will be held on Thursday, July 16, 2020 at 9:00 a.m.

6.0 ADJOURNMENT

The meeting was adjourned at 2:32 p.m.
Corporate Report

DEPARTMENT/ DIVISION Community Services - Recreation & Culture

REPORT NO. R 81/2020

DATE PREPARED 07/14/2020

FILE NO. 

MEETING DATE 07/20/2020 (mm/dd/yyyy)

SUBJECT COVID-19: Phase 3 Summer 2020 Operations Service Level Changes

RECOMMENDATION

With Respect to Report No. R 81/2020 (Community Services – Recreation & Culture) we recommend that Administration be directed to implement the Phase 3 Summer 2020 Operations service level changes outlined in Attachment A to this report be approved;

AND THAT the attached User Fee Change Request be approved in respect of a proposed temporary adjustment to user fees to access Churchill Indoor Pool;

AND THAT any necessary by-laws be presented to City Council for ratification.

EXECUTIVE SUMMARY

This Report provides Phase 3 Summer 2020 Operations service level changes as outlined in Attachment A. The Phase 3 changes are summarized in the following categories:

1. Recommended Operations to Reopen with Program Modifications – Municipal Child Care (Grace Remus), Churchill Indoor Pool, Community Centres (West Thunder, Oliver Road, North McIntyre, Current River), outdoor sportsfields.


3. Recommended Closures, Cancellations, Deferred Reopenings – Prince Arthur’s Landing Splash Pad, Mariners’ Hall, Summer Ice, Baggage Building Arts Centre.


In developing reopening plans, Administration is guided by the principles of: ‘Safety First’ (for public and employees, as informed by public health professionals); ‘Value for Money’
(reopening programs and services that deliver the highest value at best cost or adjust services to support cost containment); and ‘Create Opportunity’ (innovative ways to serve the community and support economic recovery).

Following these principles, adjustments to services may be recommended as a result of:

1. consideration of the population served by the program/service, their exposure to risk of infection from the virus and/or their priority need for access to programs/services
2. the continued need to ensure physical distancing, limit social gatherings to prevent risk of exposure, community spread
3. capacity to staff/available volunteer resources
4. demand for the program/service during summer months/contribution to economic recovery
5. sufficient lead time and City capacity to safely reopen the service
6. opportunity for cost savings and/or cost avoidance recommendations of Financial Task Team
7. geographic distribution of services
8. value of re-opening given the seasonal/time limited offering of the program/service
9. the potential to meet client needs through alternative, lower risk options.

Administration acknowledges that the Province announced on July 13 the progression to Stage 3 of the Provincial Framework for Reopening as early as July 17. We will continue to monitor Provincial Orders for details as well as any additional legislative changes related to the COVID-19 pandemic and report to Council for Fall 2020 as soon as possible.

**DISCUSSION**

**Emergency Orders and COVID-19 Planning**

Previous emergency orders made under the *Emergency Management and Civil Protection Act* (EMCPA) have been extended. These orders, including Stage 2 closures, redeployment measures for municipalities, closure of outdoor recreational facilities and restrictions on social gatherings, among others, have been extended again until July 22, 2020.

Administration has been engaged in reopening and contingency planning since the start of the COVID-19 pandemic planning.

As the Province allows reopening, the City of Thunder Bay is following three key principles intended to align with Provincial direction and Council’s service level and financial expectations:
Our Reopening Principles

Safety First

Our first priority is protecting the health and safety of the public and employees. Facilities, programs and services will only re-open when it is safe to do so. We will follow the direction and guidance of the Province and public health.

Value for Money

We will put a priority on reopening programs and services that deliver highest value at best cost under the current circumstances and identify opportunities to cancel or defer reopening or adjust services to support cost containment.

Create Opportunity

We will consider innovative and adaptive ways to serve the community and invest strategically to support economic recovery.

With these principles in mind, Administration has adopted a reopening plan review process to engage key areas in providing feedback on reopening plans before they are finalized. These areas include: Corporate Health & Safety, Human Resources, Facilities Services, Legal Services, Finance Task Team and the Information Task Team. This review may result in a recommendation to cancel or defer the service.

Recommended Phase 3 Summer 2020 Operations Service Level Changes

This report provides a summary of summer operations and status of reopening review and recommendations given the extension of the Provincial Orders to July 22/20 and permissions to operate provided in the Stage 2 Provincial Framework for Reopening (O. Reg. 263/20). Recommendations to modify, cancel, delay start, are provided.

Recommended Operations to Reopen with Program Modifications

Municipal Child Care (Grace Remus Child Care Centre)

Algoma Child Care Centre has been operating as a licensed child care centre since July 6, 2020, following the wind down of an emergency child care centre effective June 26, 2020. This centre is near fully subscribed for summer as of writing of this report.

The reopening of the Grace Remus Child Care Centre would be the recommended second priority. As Grace Remus Child Care is located in the same building as the Pioneer Ridge Long Term Care Home, planning for a safe reopening of Grace Remus Child Care has required consultation with Pioneer Ridge, Facilities Management, and public health officials. There will need to be suspension of intergenerational programming during COVID-19 and a separation of long term care and child care operations. A minor facility retrofit is required to convert a
washroom into a housekeeping closet in order to not cross into the Pioneer Ridge facility area. Amendments to the janitorial services contract and additional provision for child care waste management will be required. Contactless food/beverage delivery by the Pioneer Ridge staff will be required.

Based on the Stage 2 Provincial Framework for Reopening, the Grace Remus Centre was expected to accommodate up to 24 children based on cohorts (groups) of 10 individuals per week – including both staff and children. We understand that the Stage 3 Reopening may allow for an increase in upset limit of cohort to 15 and we await details. The pre-COVID-19 capacity for the Grace Remus Centre was up to 50 children per day. Additional staff will be required to actively screen employees, children, visitors to the centre. There will also be additional costs for personal protective equipment, enhanced cleaning and disinfection, but a reduction in food/beverage expenses given the lower enrollment.

The preliminary financial projections based upon the staffing costs and reduced operating capacity result in an increased monthly operating cost of $22,840 (including 1.8 net additional FTEs CUPE) for the Grace Remus child care centre not including any new provincial child care funding incentives.

**Prioritizing Access to Municipal Child Care**

While the Ministry has provided guidance on prioritizing access to an anticipated reduced supply of licensed child care spots due to the need to achieve the necessary physical distancing in the COVID-19 environment, the City has been given some discretion by the TBDSSAB to prioritize access to available care. Administration has adopted the following criteria to prioritize access to available summer licensed child care spots:

1. Pre-COVID – 19 families receiving care (as per Ministry guidelines)
2. Families who previously benefited from Emergency Child Care offered through Algoma Child Care Centre (frontline essential workers)
3. Other municipal child care clients whose regular centre may not have reopened, where parents are returning or continuing to work outside of the home, as well as families with special circumstances whose children would benefit from child care services.
4. Municipal child care staff requiring care to support their return to work.
5. Families on the waitlist in the need of care.

In respect of school based child care centres (Woodcrest, Ogden), the Ministry deferred to the local school boards to plan their return to school plans for fall 2020. While the Provincial framework recommends continued provision of child care in schools, Administration awaits more detail from Lakehead Public School Board, the TBDHU, and TBDSSAB to inform planning for the potential reopening of school based child care. Administration anticipates that the demand for access to licensed municipal child care could exceed the available supply for fall 2020. The capacity to staff all 4 municipal child care centres is also a concern. Administration will report back to Council as soon as possible.
Churchill Indoor Pool

The recommended priority for a reopening of indoor pools is the Churchill Indoor Pool and a reopening could happen as early as late July/early August subject to a successful public health inspection.

This facility requires less lead time to prepare for a reopening, is currently not undergoing any major facility improvement work, is a less complex facility, and presents lower operational and financial risk in reopening in the COVID-19 context. Opening this one facility will give users a sense of permitted activities/precautions in attending an indoor aquatic facility and Administration a better sense of the demand for access to the permitted aquatic activities and further considerations for ongoing operations and potential additional reopenings.

The reopening plan for Churchill Indoor Pool was developed based on the Stage 2 Provincial Framework for Reopening and Lifesaving Society guidance documents. We await details of the permissions/restrictions under a Stage 3 Reopening. Limits and modifications will likely include:

- pre-booking by phone for all aquatic activities
- screening upon entry to facility
- limited numbers and time of use to maintain physical distancing
- no access to high contact surfaces such as slides, diving boards, and non-essential shared equipment
- no access to whirlpools, saunas or steam rooms
- increased PPE, disinfection and cleaning requirements
- limited access to change rooms and showers
- limited activities such as:
  - low ratio family swimming lessons (parent in water with child, instructor on deck) & private swim lessons for levels that do not require hands-on instruction
  - pre-booked length swimming & senior swim times
  - pre-booked family & community group swim times (limited numbers and time allowed)
  - swim club bookings (limited numbers and activities).

It is anticipated that additional activities, including public recreational swimming, would be phased in over a period of up to 8 weeks from reopening, subject to evaluation of the reopening process and the local COVID-19 status.

Aquatic staff will need to learn new rescue techniques, new safety protocols, and be equipped with the required personal protective equipment prior to reopening. A successful health inspection of the pool will be a pre-requisite to re-opening. In addition to the implications of opening during COVID-19, there are also maintenance projects underway and pending at some pools that will impact reopening dates.

Fees for entry will be based on Council-approved 2020 user fees where applicable, and temporarily reduced by 15% where services are significantly affected by restrictions. Existing
pre-paid punch passes and daily passes will be honored. Membership fees have not been charged during the closure and memberships will not be resumed until regular operations/services resume.

The anticipated financial impact associated with a reopening of Churchill Indoor Pool is $7,600 (.42 FTEs non-affiliate).

Administration will report back to Council on the potential reopenings of the other indoor aquatic facilities as soon as possible.

**Community Centres**

Stage 2 of the Province’s Reopening Framework allowed for the reopening of community centres with limited or modified onsite programs that comply with workplace and public health advice. Indoor recreational fitness activities would not be permitted. Food services are restricted to take out, delivery or outside dining. The following activities are permitted:

- Rental of space for meetings/events of up to 10 people
- Providing space for day camps
- Indoor physically distanced programs & activities that are not sport/physical recreation or fitness
- Wedding ceremonies, funerals, religious services, rites or ceremonies that do not exceed 30 per cent of the capacity of the particular room.

The following centres are approved for reopening:

- North McIntyre
- Oliver Road
- Current River
- West Thunder.

The remaining volunteer boards who operate City owned/leased community centres have expressed limited interest in reopening until social gathering of more than 10 persons is permitted. Administration awaits details of Stage 3 of the Province’s Reopening Framework that may support interest in the reopening of additional centres.

There are no significant financial implications to the City associated with the reopening of the above mentioned community centres.

**Outdoor Sportsfields**

Outdoor sports field activities permitted under the Stage 2 Provincial Framework for Reopening were limited to individual drills and training with user groups performing a limited amount of field lining themselves.
Administration awaits details of Stage 3 of the Province’s Reopening Framework. Permissions in support of increased team games may result in field lining requests with the potential to exceed existing resource levels.

As long as the current activity level persists, there are no net new financial impacts to the City with the reopening of outdoor sportsfields. Additional staff resources may be required if requests for field lining and maintenance rise. This will result in some savings identified to date being reduced.

**Operations under Review for Reopening**

**Municipal Child Care (Private Home Child Care)**

While the City of Thunder Bay is licensed by the Ministry of Education under the Child Care and Early Years Act for up to 25 private home child care providers, there are currently 9 registered Private Home Child Care providers. Based on a survey of Private Home Child Care providers, we expect that seven (7) Private Home Child Care Providers are willing to provide care accommodating up to 42 children based on legislated ratios. Private Home Child Care provides an option for families for infant care and flexible care hours (at the discretion of the provider). In mid March, pre-COVID-19, Private Home Child Care served 24 families. Seventeen of these families surveyed in late June have expressed interest in sending their children back to Private Home Child Care in the immediate term.

While the ratios of provider to child(ren) have not changed based on the new COVID-19 Ministry guidance for licensed private home child care operations, providers will be required to adhere to procedures to screen and respond to potential COVID-19 exposure, enhanced cleaning and disinfection procedures, the use of personal protective equipment, restrictions on visitors to the centre, and strict drop off and pick up protocols.

There are minimal financial impacts anticipated with the reopening the Private Home Child Care Centres. Salary and benefit costs are expected to be recovered, as per past practice from the Ministry through the Thunder Bay District Social Services Administration Board (TBDSSAB). Other additional expenses include the start up cost of providing a medical thermometer ($50 each), cloth masks ($680 total), and the cost of honorariums for Private Home Child Care providers to participate in an advanced training session (approx. $600). While the City has received no confirmation regarding the reimbursement of these additional expenses, the Ministry has committed to provide funds to help with extra cleaning, personal protective equipment (PPE). As per Ministry guidelines, Private Home Child Care user fees must be held at the 2019 rates and the 2020 approved user fee increases that were intended to come into effect April 1st must be delayed until the provincial direction is changed.

Subject to Council approval to proceed with a reopening of Private Home Child Care and pending the completion of the internal review, Administration can initiate staffing actions, conduct a private home child care orientation, and complete the required home inspections.
A full reopening of Private Home Child Care is not expected until August 2020. There no significant financial impacts to the City with a reopening of Private Home Child Care.

Youth Move, Kinsmen Youth Centre and Youth Inclusion Program (YIP)

Stage 2 of the Provincial Framework for Reopening provided for the reopening of community centres to provide indoor activities and services, other than non-aquatic indoor sports and recreational fitness activities, such as counselling services.

Therefore, one-to-one in person support provided by Youth Inclusion Program Youth Navigators are in the process of transitioning from virtual to in person check-ins with clients. Additional precautionary measures respecting physical distancing to contain the risk of infection from COVID-19 include screening of staff and clients and outdoor meetings wherever possible (indoor meetings at the Kinsmen Youth Centre only).

Building upon a very successful virtual Youth Week and facility closure period, enhanced virtual programming will continue to be offered to youth for the foreseeable future. Programming will include daily virtual special activities with a combination of Facebook/Instagram live and registered special events with video instruction and kits delivered contact-free. YIP will continue to distribute Roots to Harvest Student Nutrition Packages to participant homes.

When allowed by Provincial orders, supervised, in person activities for youth, up to specified capacities to achieve required physical distancing will be initiated. Much of the programming will be focused on outdoor activities. A reduced operating schedule of the Kinsmen Youth Centre to 5 days/week will be required to ensure consistent staffing and allow for the required enhanced centre cleaning.

Similarly, YIP will plan for a reintroduction of some small group activity, mainly outdoors in the 3 YIP neighbourhoods (Vale/Limbrick, Windsor/Picton/Blucher and Simpson/Ogden) and some indoor programming at Kinsmen Youth Centre where there is plenty of space to permit physical distancing. In addition, staff continue to arrange for contactless delivery of program supplies, to complement enhanced virtual programming, as well as distribution of the Roots to Harvest Student Nutrition Packages to participant homes.

The Youth Move, Kinsmen Youth Centre and YIP Program (funded by Public Safety Canada), will continue to operate within their approved program budgets.

Recommended Closures, Cancellations, Deferred Reopenings

PAL Splash Pad

Stage 2 of the Province’s Reopening Framework allowed for the reopening of splash pads. The Lifesaving Society has published guidelines for operating splash pads including requirements for supervision to control the number of users, fencing, controlled access to the splash pad area, and cleaning and disinfection of high contact surfaces.
The Prince Arthur’s Landing Splash Pad presents additional complications with staffing given the aquatic plant operations. In addition, the Market Square construction project will result in additional dirt, dust and noise to splash pad users in spite of measures to mitigate.

Given the reopening of neighbourhood based splash pads (North End Recreation Centre, County Park, and Franklin Park - Wednesday through Sunday, from 12:00pm to 7:00pm), the potential negative impacts on the enjoyment of PAL splash pad users due to the Market Square construction project, and the opportunity for cost containment, Administration recommends the closure of the PAL Splash Pad for summer 2020.

The net savings associated with the closure of the PAL splash pad for summer 2020 are $72,400 (1.55 Non-affiliate FTEs).

Mariners’ Hall

A reopening of the Mariners’ Hall to accommodate permitted events is contingent on presence of facility attendant staff associated with the PAL splash pad. Therefore, Council’s approval of the closure of the PAL Splash Pad for summer 2020 would result in an extended closure of Mariners’ Hall.

The net savings associated with the closure of Mariners’ Hall for summer 2020 are included in the above savings for the PAL Splash Pad.

Summer Ice

The Stage 2 Provincial Framework for Reopening restricted indoor, recreation activities, with limited exceptions (e.g. training administered by organizations, in groups no larger than ten persons, including a coach, and that respects physical distancing, do not involved games or scrimmages, and do not include access to change rooms or showers).

These restrictions resulted in limited demand from many typical summer ice user groups as they would not be able to play their sport, and would also be operating with significantly reduced participant numbers, which may impact their financial viability. Enhanced cleaning requirements and buffers between user groups are also anticipated to reduce the amount of ice time available for use and increase staffing requirements, thereby further reducing revenues and increasing costs. Lead time of over a month would be required to prepare to reopen summer ice once the Stage 3 details are received, effectively eliminating the remainder of the summer season. Therefore, operation of Summer Ice is not recommended in 2020.

Administration continues to review Ontario Recreation Facilities Association (ORFA) guidelines for re-opening, is engaging with key ice users as per their ‘Return to Play’ guidelines, and will monitor permissions/restrictions permitted under the Stage 3 Provincial Framework for Reopening. Administration will report back with recommendations for fall/winter arenas operations as soon as possible.
The net financial impact associated with not operating summer ice in 2020 is $15,000 (.25 FTEs CUPE).

**Baggage Building Arts Centre**

The Baggage Building Arts Centre (BBAC) at Prince Arthur’s Landing was closed in March as a result of Provincial Orders during COVID-19 Pandemic, along with all City recreation and community centres. While community centres were allowed to open in a limited capacity in Stage 2, the regular activities at the BBAC continue to be limited by Provincial Orders. During the closure period, both the external Facility Operator and operator of the on-site pottery studio have decided to retire/step back from the facility.

The Facility Operator has been in place at the BBAC since opening, and was secured through an EOI/RFP process to deliver on the City’s mandate for the facility on a non-profit/cost recovery basis. At the time of the original RFP, interest in operating the facility was limited. Given the current instability of the non-profit arts sector due to the COVID-19 Pandemic, Administration anticipates that is would be challenging to find another entity to take on this responsibility at this time. Alternate operating models are anticipated to have unplanned budget implications.

Recreation & Culture Division Cultural Development & Events Section staff are currently working to identify options and implications to resume public operation of the BBAC in consultation with the outgoing operators and the City’s Public Art Committee. Additional consultation is anticipated as this work proceeds, for example with prior and potential users and programming entities. Recommendations will be brought to Council as necessary by November, 2020.

There are no net new financial implications related to the closure of the BBAC for summer 2020.

**Staffing Impacts**

In many instances, additional staff are required to comply with Provincial requirements for the reopening of program/services. Phase 3 Summer 2020 operations will require a net additional .42 FTEs (increase of 1.8 additional FTEs CUPE and .42 FTEs Non-affiliate and a decrease of .25 FTEs CUPE and 1.55 FTEs Non-affiliate).

**Impact on the Public**

Both the savings and the service level changes will be communicated to the public through the coronavirus section of the City’s website (thunderbay.ca) and its social media channels.

As the City adjusts its operations, demand for programs and services is unknown due to ongoing response to the COVID-19 virus. Administration will make decisions within their discretion and/or report to Council on more substantive changes required.
**FINANCIAL IMPLICATION**

The Phase 3 Summer 2020 Operations service level changes are expected to result in minimum net savings of $54,960. This excludes provision of expected Provincial funding/relief for continuing with municipal child care at Algoma Child Care Centre, Private Home Child Care and the Grace Remus Centre.

The total combined net savings to date associated with Phases 1 - 3 Summer 2020 operations is $697,170.

Anticipated revenue losses and savings in non-affiliate wages had been included previously in Q1 variance/pandemic forecasts. A confirmation of potential net cost/(savings) will be included in the Q2 variance report in July 2020.

**CONCLUSION**

It is concluded that Administration should implement the Phase Three Summer 2020 Operations service level changes related to summer operations outlined in Attachment A to this report.

**BACKGROUND**

At the May 4, 2020 Committee of the Whole meeting, Report R 38/2020 (Corporate Services & Long Term Care) - Financial Implications of COVID-19 Pandemic & Budget Variance Report #1 was provided for information. Administration noted that the impact was estimated at approximately $1.1 million a month for tax supported operations and $0.3 million a month for rate supported operations.

On May 11, 2020, City Council directed Administration to report back on June 15, 2020 relative to the savings that have already been identified as cost containment measures and other potential savings that have been identified as potential cost mitigation measures.

On June 1, Council approved Phase 1 Summer 2020 Operations service level changes (Report 65/2020 – Phase 1 Summer 2020 Operations Service Level Changes – Community Services, Recreation and Culture) which included: closures of outdoor pools, campgrounds, and the Port Arthur Stadium; the cancellation of group fitness classes offered through the Canada Games Complex and the Adventurers Summer Camp; and, the cancellation of amusement rides, City and community special events until July 31, 2020, and deferral of the City’s assumption of responsibility for the West Arthur Community Centre. This solidified over $545K in net savings and not hiring 14.95 FTEs. Administration advised that they would continue to monitor for Provincial orders related to other summer operations and report back to Council on any additional service level changes.

The Province announced on June 8, 2020 details of Stage 2 of its framework for reopening the economy, including a new, regional approach permitting application in Thunder Bay district as
early as June 12. Key changes permitted in Stage 2 included, subject to specific restrictions, increasing the limit on social gathering from 5 to 10 people, water recreational facilities (eg indoor/outdoor pools, splash pads), outdoor recreational team sports (training only, no games, no scrimmages), low contact outdoor recreational facilities (except playgrounds, play structures and outdoor fitness equipment), and community centres (for limited purposes).

On June 9, 2020, the Province advised of the phase-out of emergency child care by June 26, 2020 and permission for operators to enter their centres as early as June 12 to prepare for a re-opening of licensed child care.

At the June 15, 2020 Committee of the Whole meeting (Report 72/2020 – Corporate Services and Long Term Care - Update on Cost Containment-COVID-19 Pandemic), Council approved the extended summer closure of the 55 Plus Centre resulting in $20,100 in net savings and not hiring 1.24 FTEs.

At the June 22, 2020 Committee of the Whole meeting (Report 76/2020 – Community Services – Recreation and Culture - COVID-19: Phase 2 Summer 2020 Operations Service Level Changes) Council approved the reopening of specific programs with modifications, including summer camps, Playgrounds Program, Junior Inclusion Services, neighbourhood splash pads, Sandy Beach, and the Algoma Child Care Centre. Council approved the closure of Fort William Stadium for summer 2020. Phase 2 Summer 2020 operations were expected to achieve net savings of a minimum of $7,632 and require an additional .41 – 1.25 FTEs.

**REFERENCE MATERIAL ATTACHED:**

Attachment A - Phase Three Summer 2020 Operations Service Level Changes
Attachment B - Previously Approved - Phase Three Summer 2020 Operations Service Level Changes (For Information Only)
Attachment C – User Fee Change Request

**PREPARED BY: KELLY ROBERTSON, GENERAL MANAGER – COMMUNITY SERVICES**

<table>
<thead>
<tr>
<th>THIS REPORT SIGNED AND VERIFIED BY:</th>
<th>DATE:</th>
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<tbody>
<tr>
<td>(NAME OF GENERAL MANAGER)</td>
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<tr>
<td>Kelly Robertson, General Manager, Community Services</td>
<td>July 15, 2020</td>
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## Attachment A – Phase Three Summer 2020 Operations Service Level Changes

<table>
<thead>
<tr>
<th>Program/Service</th>
<th>Key Rationale</th>
<th>Timeframe</th>
<th>Net Estimated Cost/(Savings) and FTE Implications</th>
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<tbody>
<tr>
<td><strong>Recommended Operations to Reopen with Program Modifications</strong></td>
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| Municipal Child Care (Grace Remus) | • Anticipated high client demand  
• Capacity to staff  
• Lead time to reopen safely (longer)  
• Financial implications | Tentatively End of July/early August | $24,840 per month (1.8 FTEs – CUPE) |
| Indoor Pools (Churchill) | • Anticipated high client demand  
• Capacity to staff  
• Lead time required to reopen safely (shorter)  
• Financial Implications | By End of July/early August Churchill Pool (Subject to Successful Public Health Inspection) | $7,600 (.42 FTEs Non-affiliate) |
| Community Centres (North McIntyre, Oliver Road, Current River, West Thunder) | • Safety, need for physical distancing  
• Limited demand  
• Volunteer capacity | Reopening End of July | Nil |
| Outdoor Sportsfields | • Safety, need for physical distancing  
• Limited demand | Currently open for limited activities | Nil (based on current service demands) |
| **Under Review for Reopening** | | | |
| Municipal Child Care (Private Home Child Care) | • Anticipated high client demand  
• Capacity to staff | August 2020 | Nil |
| Youth Move/Kinsmen Youth Centre/Youth Inclusion Program | • Safety, need for physical distancing  
• Client population/special needs  
• Capacity to staff | Virtual Programming/Contact free delivery of supply kits continues  
Potential for YIP – In Person Client Visits/Small group activities to resume later in summer subject to Provincial Orders | Nil |
| **Recommended Closures, Cancellations, Deferred Reopenings** | | | |
| Splash Pad (Prince Arthur’s Landing)/Mariners’ Hall | • Cost containment opportunity  
• Capacity to staff  
• Alternate outdoor recreation options | Closed Summer 2020 | ($72,400) (1.55 Non-affiliate FTEs) |
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<tbody>
<tr>
<td>Summer Ice</td>
<td>• Limited demand</td>
<td>Closed Summer 2020</td>
<td>($15,000) (0.25 CUPE FTEs)</td>
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<td></td>
<td>• Financial implications</td>
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<tr>
<td>Baggage Building</td>
<td>• Safety, need for physical distancing</td>
<td>Closed Summer 2020</td>
<td>Nil</td>
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<tr>
<td>Arts Centre</td>
<td>• Limited demand</td>
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</table>
### Previously Approved Facility Closures, Program/Service Cancellations or Deferrals (Information Only)

<table>
<thead>
<tr>
<th>Facility</th>
<th>Lead Time for Reopening</th>
<th>Value for Money/Limited Season</th>
<th>Alternate Options</th>
<th>Status</th>
<th>Savings Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor Pools (Art Widnall, Heath) (Report 65/2020)</td>
<td>• Lead time for reopening</td>
<td>• Value for money/limited season</td>
<td>• Alternate options</td>
<td>Closed Summer 2020</td>
<td>($228,100) 4.19 FTEs Non-affiliate</td>
</tr>
<tr>
<td>Campgrounds (Chippewa, Trowbridge) (Report 65/2020)</td>
<td>• Lead time for reopening</td>
<td>• Value for money/limited season</td>
<td></td>
<td>Closed Summer 2020</td>
<td>($77,000) 2.30 FTEs: (1.53 CUPE Summer Student, 0.77 FTEs Non-affiliate)</td>
</tr>
<tr>
<td>Port Arthur Stadium (Report 65/2020)</td>
<td>• Limited demand</td>
<td></td>
<td></td>
<td>Closed Summer 2020</td>
<td>$281 (Net revenue loss) 0.32 FTEs: (.24 CUPE FT; 0.08 Non-affiliate)</td>
</tr>
<tr>
<td>Amusement Rides (Chippewa Park, Muskeg Express) (Report 65/2020)</td>
<td>• Safety – inability to achieve physical distancing</td>
<td>• Lead time for reopening</td>
<td></td>
<td>Closed Summer 2020</td>
<td>($100,600) 3.27 FTEs: (2.31 FTEs CUPE Summer Student, 0.96 FTEs Non-affiliate)</td>
</tr>
<tr>
<td>City Events (Report 65/2020)</td>
<td>• Safety, need for physical distancing</td>
<td></td>
<td></td>
<td>Virtual Canada Day (June 29 – July 1) Virtual Live on the Waterfront (July and August) Update August 2020 Late Summer/Fall Events</td>
<td>($85,000) *Revised and increased savings (.20 FTEs Non-affiliate)</td>
</tr>
<tr>
<td>Community Events (Report 65/2020)</td>
<td>• Safety – inability to achieve physical distancing</td>
<td>• Lead time for reopening</td>
<td></td>
<td>Cancelled until July 31 Update July 2020</td>
<td>($20,180) 0.80 FTEs: (.50 CUPE FT, .30 Non-affiliate)</td>
</tr>
<tr>
<td>Group Fitness (Canada Games Complex) (Report 65/2020)</td>
<td>• Limited demand</td>
<td>• Consideration of client group, risk of exposure</td>
<td>• Alternate options</td>
<td>Cancelled until August 31</td>
<td>($51,675) 0.94 FTEs: (Non-affiliate)</td>
</tr>
<tr>
<td>Adventurers Summer Camp (Report 65/2020)</td>
<td>• Consideration of client group, risk of exposure</td>
<td>• Alternate options</td>
<td></td>
<td>Cancelled Summer 2020</td>
<td>($16,463) 2.55 FTEs: (Non-affiliate)</td>
</tr>
<tr>
<td>West Arthur Community Centre – City assumption of Operation (Report 65/2020)</td>
<td>• Consideration of client group, risk of exposure</td>
<td></td>
<td></td>
<td>Delay from June to September</td>
<td>($20,357) 0.38 FTEs: (Non-affiliate)</td>
</tr>
<tr>
<td>Location</td>
<td>Reason</td>
<td>Duration</td>
<td>Cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>-----------------</td>
<td>------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>55 Plus Centre (Report 72/2020)</td>
<td>Safety – inability to achieve physical distancing; Lead time for re-opening</td>
<td>Closed until August 31</td>
<td>($20,100) 1.24 FTEs (Non-affiliate)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fort William Stadium (Report 76/2020)</td>
<td>Safety, need for physical distancing; Limited demand</td>
<td>Closed until August 31</td>
<td>($23,500) .68 FTEs CUPE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### The City of Thunder Bay

#### DEPARTMENT:
Community Services

#### DIVISION:
Recreation & Culture

#### NOTICE OF USER FEE CHANGE

**DATE:** July 10, 2020

<table>
<thead>
<tr>
<th>Item #</th>
<th>DESCRIPTION OF USER FEE</th>
<th>Existing User Fee</th>
<th>User Fee Decrease</th>
<th>User Fee Increase</th>
<th>Revised User Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Churchill &amp; Volunteer Pool Admission Fees</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Child (3-14 years)</td>
<td>2.86</td>
<td>(0.43)</td>
<td></td>
<td>2.43</td>
</tr>
<tr>
<td></td>
<td>Student (15+ in school full time)</td>
<td>3.54</td>
<td>(0.53)</td>
<td></td>
<td>3.01</td>
</tr>
<tr>
<td></td>
<td>Adults</td>
<td>5.77</td>
<td>(0.87)</td>
<td></td>
<td>4.90</td>
</tr>
<tr>
<td></td>
<td>Seniors (60+)</td>
<td>4.60</td>
<td>(0.69)</td>
<td></td>
<td>3.91</td>
</tr>
<tr>
<td></td>
<td>Disability</td>
<td>4.59</td>
<td>(0.69)</td>
<td></td>
<td>3.90</td>
</tr>
<tr>
<td></td>
<td>Family</td>
<td>9.89</td>
<td>(1.48)</td>
<td></td>
<td>8.41</td>
</tr>
<tr>
<td></td>
<td>Churchill &amp; Volunteer Pool Book Passes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Child (10)</td>
<td>22.79</td>
<td>(3.42)</td>
<td></td>
<td>19.37</td>
</tr>
<tr>
<td></td>
<td>Student (10)</td>
<td>30.16</td>
<td>(4.52)</td>
<td></td>
<td>25.64</td>
</tr>
<tr>
<td></td>
<td>Adult (10)</td>
<td>48.89</td>
<td>(7.33)</td>
<td></td>
<td>41.56</td>
</tr>
<tr>
<td></td>
<td>Senior (60+) (10)</td>
<td>38.68</td>
<td>(5.80)</td>
<td></td>
<td>32.88</td>
</tr>
<tr>
<td></td>
<td>Disability (10)</td>
<td>38.69</td>
<td>(5.80)</td>
<td></td>
<td>32.89</td>
</tr>
<tr>
<td></td>
<td>Community Aquatics Extra Rental Fees:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pool Rental (up to 70 participants)</td>
<td>74.44</td>
<td>(11.17)</td>
<td></td>
<td>63.27</td>
</tr>
</tbody>
</table>

### EXPLANATIONS/REASONS:

As per recommendation in Report R81/2020
The proposed user fee change is to be in place until the amenities available within the facility are able to be fully utilized by patrons (including showers etc.).

**CITY MANAGER'S REMARKS:**

**DATE:** July 15, 2020

**RECOMMENDED/APPROVED**

N. Gale
CITY MANAGER

---

**PREPARED BY:** Andrea Morrison
**VERIFIED BY:** Lauren Paradis
**REVIEWED BY:** K. Robertson
**GENERAL MANAGER:**

**FINANCE:**
Manager, Budgets & Long Term Planning

---

**COMMITTEE OF THE WHOLE**

**APPROVED**

**NOT APPROVED**

**DATE:**
Corporate Report

DEPARTMENT/DIVISION  Community Services – Asset Management  REPORT NO.  R 74/2020

DATE PREPARED  06/12/2020  FILE NO.

MEETING DATE  07/20/2020 (mm/dd/yyyy)

SUBJECT  Multi-Use Indoor Sports Facility - Project Advancement

RECOMMENDATION

With respect to Report No. R 74/2020 (Community Services - Asset Management), we recommend that the new Multi-Use Sports Facility be tendered for construction upon completion of the Tender package to support the advancement of the project;

AND THAT the source of financing be as identified in this report;

AND THAT Appropriation #16 be approved;

AND THAT any necessary By-laws be presented to City Council for ratification.

EXECUTIVE SUMMARY

This Report recommends moving forward with the construction tender for a new Multi-Use Indoor Sports Facility to support the advancement of the project. The report also recommends that the project be financed through previously approved capital allocated to the project, additional contributions from the Indoor Turf Facility and Renew Thunder Bay reserve funds, the estimated 2020 Municipal Accommodation Tax revenues and a special debenture.

FIRST REPORT

This report is being introduced as a 'first report' to allow Committee of the Whole and the general public time to consider the implications of the report before the following recommendations are considered by Committee of the Whole on August 10, 2020.

STRATEGIC ALIGNMENT

The recommendations in this report support the Grow strategy of the 2019-2022 City of Thunder Bay Strategic Plan – One City Growing Together. Item three in the Grow Strategy suggests “Develop key City infrastructure that builds capacity such as a new multi-use indoor sports facility.”
facility, the first phase of the Waterfront Trail and a long-term plan for the replacement of Fort William Gardens.”

This project also aligns and meets the requirements of the Facility Design Guidelines Policy and meets the Diamond Standard for the Clean Green and Beautiful Policy.

**DISCUSSION**

Administration is continuing with the Advancement of a new Multi-Use – Indoor Sports Facility (MUISF) consistent with Council’s final resolution regarding First Report No. 86/2019. The project design with input and recommendations from stakeholders and the MUISF Special Purpose Committee is now complete with the construction documents at 60% complete. The final construction documents are anticipated to be completed late September 2020 and ready for Tender shortly thereafter. In order to continue with the advancement of the MUISF, Administration is recommending proceeding with the tendering of the project for construction upon completion of the Tender package.

The recommendation for the advancement of the Multi-Use Indoor Sports Facility is consistent with the recommendations and resolutions in Report No. 150/2019, First Report No. 86/2019, the subsequent First Report follow up memo, and the final Council resolutions recommending the advancement of a new Multi-Use Indoor Sports Facility (MUISF) to be located in Chapples Park.

**Impact of COVID-19**

At the time of writing of the above-mentioned reports, COVID-19 was non-existent. The existence of the COVID-19 puts additional risk on the project. Risk that cannot neither be quantified or eliminated.

With the recommended tendering to take place in the near future and because risks related to COVID-19 are currently documented through Provincial and Federal orders the City of Thunder Bay Supplemental Conditions to the CCDC2 Construction Contract includes for all costs and time associated with current orders to be included in the bid price.

Un-quantifiable are potential future Provincial and Federal orders relating to COVID-19. Hanscomb, the cost consultant retained by Stantec suggests the inclusion of these risks; either prior to tender or as a delay claim post tender could materially increase the bid. Items related to COVID-19 that may affect the final construction cost include:

1. Reduced site productivity due to lack of available of labour due to sickness,
2. Delays related to recruiting or unavailability of replacement workers,
3. Increased social/physical distancing requirements,
4. Site shutdowns due to outbreaks among site workers,
5. Government mandated industry shutdowns,
6. Delays in delivery of materials and equipment to the site,
7. Unavailability of materials due to factory closure or shipping interruption,
8. Delays related to acquiring substitutions for unavailable materials,
9. Effect of reduced site productivity on project schedule,
10. Effect of project schedule delays on overheads.

In addition to any cost considerations, if any or all of these risks are encountered the completion date for the project will be delayed.

Currently the City of Thunder Bay has not seen an increase in local tenders because of existing COVID-19 orders. Both Civil and Architectural tenders were reviewed. Administration continues to investigate the risk potential associated with COVID-19 and will provide Council a memo prior to a decision on the project.

**Budget**

The original order of magnitude budget identified in Report No. 86/2019 recommended a budget of $30.0M +/- 30% for the project being considered by Council. The estimate includes both the soft costs identified in Report No. 150/2019 ($2.14M) and construction costs.

Upon the completion of the initial preliminary design by Stantec a Class “C” cost estimate was developed in February 2020, that estimate was $36.5M +/- 20%. The project was valued engineered with input from the Special Purpose Committee, Stantec, Stakeholders, Administration and local contractors. The exercise resulted in a revised estimate of $30.6M. The savings were realized by eliminating the additional floor space and materials to host large trade shows, the reduction of dressing rooms from sixteen to eight, a general reduction of square footage and site development. It should be noted the original order of magnitude estimate did not include provisions for hosting trade shows.

With the advancement of the construction documents to 60% complete, a more refined Class “B” cost estimate was completed in June 2020. That estimate was $33.6M +/- 10-15%. The current estimate is still within the original order of magnitude estimate. A deeper dive into the current estimate indicates that the original order of magnitude estimate underestimated the site development costs. Specifically a new waterline will be installed under the floodway to support firefighting requirements, the active transportation connection, lengthier than anticipated roadwork on Chapples park drive, and general landscaping.

The Class “B” estimate includes all work and amenities recommended in original Report No. 86/2019, along with potential revenue generating commercial/administrative space and the larger field requested at the public follow up meeting. Those additional costs are included in this estimate. The order of magnitude estimate for the proportionate larger field identified in the follow up memo of Report No 86/2019 was approximately $1.2m. This budget also includes a one-year inflationary increase.
A final Class “A” or pre-tender cost estimate will be completed once the tender documents are finalized. The estimate will have an accuracy of +/- 5-10%. Should the final estimate be outside the parameters of the Class “B” estimate, Administration would report the results back to the Special Purpose Committee.

**Anticipated Facility Operating Costs**

The pro-forma completed by Administration suggests the facility would break-even or possibly provide a small surplus. In addition to operational costs, expense provision for capital renewal was included in this analysis. Revenues are based on the expected field use provided by the end users and take into account various user fee scenarios.

**Stakeholder & Community Engagement**

In late December 2019, Stantec and the project team met with the Built Environment Group, a sub-set of the City or Thunder Bay Accessibility Committee, to get a sense of their needs and preferences from a Facility Accessibility viewpoint, prior to proceeding with preliminary design work.

Following that, in early February 2020, meetings and presentations were held with the Accessibility, Special Purpose, and the Clean, Green & Beautiful Committees to solicit feedback and recommendations on the proposed facility design.

In late February 2020, a User Group Meeting was held to discuss the use and design of the facility. Potential user groups included Indigenous Sport and Wellness organizations, school boards, post secondary institutions, older adults, and the various club groups that may take advantage of the facility upon its completion. It was at this meeting cost saving items were identified by the user groups.

The ongoing COVID-19 restrictions have caused Administration to pivot with respect to public engagement. On July 6, 2020, a ‘virtual’ Public Open House was posted on the City’s ‘Get Involved’ website for the public’s viewing, which included a pre-recorded presentation by Stantec, as well as presentation drawings and renderings of the facility. Further to that, the presentation will be broadcast on the Shaw & TBayTel community channels in order to broaden the exposure of the project to the public.

Prior to the August 10th meeting Administration will provide Council with a summary of comments received on the Get Involved web site. Opportunity to provide comments will close on August 3.

**Source of Financing – Special Purpose Committee Recommendation**

The Special Purpose Committee reviewed financing options based on the Class ‘B’ $33.6M estimate and recommended a strategy that included a combination of previously approved capital allocated to the project, the remaining funds in the Indoor Turf Reserve Fund, the estimated 2020 Municipal Accommodation Tax revenue, an additional $3.3M contribution from Renew Thunder
Bay Reserve Fund, and a $15.0M special debenture. The final values will be presented to Council as part of the final contract award to build the new Multi-Use Indoor Sports Facility.

**FINANCIAL IMPLICATION**

The most recent Class ‘B’ estimated is summarized below.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Estimate (+-10-15%)</td>
<td>$31,246,600</td>
</tr>
<tr>
<td>Project Contingency (included in estimate)</td>
<td>$247,900</td>
</tr>
<tr>
<td>Building Permit</td>
<td>nil</td>
</tr>
<tr>
<td>Soft Costs (Report No. 150/2019)</td>
<td>$2,140,000</td>
</tr>
<tr>
<td><strong>Total Project Costs:</strong></td>
<td><strong>$33,634,500</strong></td>
</tr>
</tbody>
</table>

The following financing strategy was approved by the Special Purpose Committee:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Turf Facility Reserve Fund</td>
<td>$14,857,200</td>
</tr>
<tr>
<td>2020 Municipal Accommodation Tax (Estimate)</td>
<td>$473,600</td>
</tr>
<tr>
<td>Special debenture – 25 year</td>
<td>$15,000,000</td>
</tr>
<tr>
<td>Additional Transfer from Renew Thunder Bay Reserve Fund</td>
<td>$3,303,700</td>
</tr>
<tr>
<td><strong>Total Financing</strong></td>
<td><strong>$33,634,500</strong></td>
</tr>
<tr>
<td>Length of Debenture</td>
<td>25 years</td>
</tr>
<tr>
<td>Total Estimated Interest</td>
<td>$8,370,600</td>
</tr>
<tr>
<td>Total Estimated Principal &amp; Interest (P&amp;I)</td>
<td>$23,370,600</td>
</tr>
<tr>
<td>Year One P&amp;I Payment</td>
<td>$1,200,000</td>
</tr>
<tr>
<td>Municipal Tax Levy Impact of Financing (estimated)</td>
<td>0.60%</td>
</tr>
</tbody>
</table>

Administration will continue to explore alternate external funding opportunities and currently has outstanding applications in for Fednor ($300,000), NOHFC ($650,000) for Phase 1 Development/Detailed Design and the Investing in Canada Infrastructure Program (ICIP) – Community, Culture and Recreation Stream for construction ($21,999,000). The project will no longer be eligible for the ICIP funding if the tender contract is awarded before receiving federal approval of funding. Other future funding opportunities may have similar restrictions.

The special debenture would not be issued until construction is complete (2022) and if alternate eligible funding is identified beforehand it could be reduced or eliminated.

A portion of the Indoor Turf Committee Reserve Fund was previously committed towards this project in 2019. Appropriation #16 commits the remaining funds as well as the other funding sources recommended by the Special Purpose Committee.
CONCLUSION

It is concluded that the new Multi-Use Sports Facility be tendered for construction upon completion of the Tender package to support the advancement of the project; and that the source of financing for this project be as identified in this report; and that Appropriation #16 be approved.

BACKGROUND

At the October 28th, 2019 Committee of the Whole meeting, First Report No 150/2019 was presented to Council, the following resolution was adopted:

With respect to Report No. 2019.150 (Asset Management), we recommend that Request for Proposal No. 62/2019, for Prime Consulting Services for the new Multi-Use Sports Facility be awarded to Stantec Architecture Ltd. up to the amount of $1,540,650.00 inclusive of all taxes and a contingency allowance;

At the June 3rd, 2019 Committee of the Whole meeting, First Report No 86/2019 was presented to Council, upon completion of a follow up memo dated June 10th (First Report Follow-up) and subsequent Committee of the Whole meeting dated July 22, 2019, Council adopted an Alternate Resolution as follows:

With Respect to Report No 86/2019 (Community Services), we recommend that City Council approve in principal the development of a new Multi-Use Indoor Sports Facility to be located at Chapples Park as outline in this report;

AND THAT Administration proceed with the necessary site investigation and engineering; and the development of construction documents at a gross cost of $4.25M;

AND THAT Administration proceed with the completion of a Stage Two application to NOHFC to support the necessary site investigation, engineering, and development of tender documents at a gross cost of $4.25 million to be funded up to $1 million by NOHFC and $3.25 million by the City and potentially other funding partners;

AND THAT the attached appropriation #17 be approved;

AND THAT the project be identified as a priority for the Investing in Canada Infrastructure Fund;

AND THAT the Mayor and Clerk be authorized to execute any related documents;

AND THAT any necessary by-laws be presented to City Council for ratification.

At the March 25th, 2019 Committee of the Whole meeting (R42/2019), Interim Multi-Use Indoor Turf Options, Council adopted an Alternate Resolution as follows:
With Respect to Report R42/2019 (Community Services Department), we recommend that Administration be directed to begin work on the planning for and permanent indoor turf facility;

AND THAT Administration report back to City Council on or before June 3, with a potential project plan, potential sources of funding and overall financial implications for the City of Thunder Bay for a permanent indoor turf facility;

AND THAT if an alternate interim solution becomes apparent prior to the construction of a permanent facility that Council considers that solution at that time;

AND THAT any necessary by-laws be presented to City Council for ratification.

On January 30, 2019 (Report 2019CLS.002), after consideration of the proposals arising from the Expression of Interest process, Council rejected all proposals, directed the termination of the Expression of Interest process, and requested Administration to report back on alternative interim solutions.

At the June 25, 2018 Committee of the Whole meeting (R88/2018), City Council affirmed a priority need for an indoor turf facility based on the results of a study commissioned by Administration validating community demand for access to indoor turf, community support for the proposed design and location of the proposed Chapples Park Indoor Turf facility, and the estimated economic/tourism benefits associated with the project. City Council and Administration were directed to continue to advocate for funding from other levels of government to support the development of a permanent, year round, indoor turf facility (estimated cost $28-$30 million). Soccer Northwest Ontario (SNO), in partnership with other community organizations, was encouraged to commence a fundraising campaign to support the development of the longer term facility. Administration was directed to proceed with an Expression of Interest process that invited interested non-profit and private sector parties to submit proposals to address the community’s interim need for indoor turf.

At the January 31, 2018 Committee of the Whole Special Session (2018 Capital and Operating Budget Meeting), City Council directed City Administration to follow up with key stakeholders to validate the draft business and concept plan for the proposed pre-Chapples Park Indoor Turf Facility, acquire input on project governance, refine recommendations regarding an approach for continuing with detailed design/construction, submit a Stage 1 Funding Application to NOHFC and further develop the tourism/economic impacts associated with this project and fundraising strategies.

On January 15, 2018, City of Thunder Bay Council confirmed support in principle for the project following a deputation by SNO regarding the draft business and concept plan for the proposed facility. Council directed City Administration to report back on or before January 31, 2018 regarding the financial implications and funding options of proceeding with the project.

As part of the 2017 budget process at the February 15, 2017 Committee of the Whole, Council allocated funding to undertake a feasibility study and site location analysis for an indoor soccer
facility in Thunder Bay. Chapples Park, in addition to industrial sites, were to be considered. SNO organized multiple community engagement opportunities to confirm community needs and inform the facility scope/design, proposed operating budget and operating model.

In Spring 2017, Council approved the Chapples Park Master Plan (R48/2017) which supported the development of a multi-use indoor sports hub at this site as a phase 2/medium term priority (6 to 10 years). Chapples Park was confirmed through community engagement to be the preferred site for turf sports, achieve efficiencies in park maintenance, integrate indoor and outdoor turf facilities, and provide enhanced opportunities to attract tournaments.

Soccer Northwest Ontario (SNO), the local sport governing body for soccer, in a deputation to Council in May 26, 2014, requested the City to undertake a feasibility study for an indoor soccer facility in addition to improvements to existing fields and the addition of turf fields. Council recommended that Administration prepare a report outlining planning options for the redevelopment of Chapples Park. City Administration advised that a city-wide master plan for recreation and facilities, supported by specific individual master plans, would be developed.

Following extensive community consultation, the City of Thunder Bay approved the Recreation and Culture Facilities Master Plan “Fit Together” (R152/2016) in January 2017 acknowledging the need for investment in an indoor soccer complex and directing the evaluation of successful models for the development of indoor soccer facilities. The Plan assumed that the facility would be developed through partnerships.

**REFERENCE MATERIAL ATTACHED:**

REQUEST FOR APPROPRIATION CHANGE NO. 16

**PREPARED BY: GERRY BROERE, DIRECTOR – ASSET MANAGEMENT**

<table>
<thead>
<tr>
<th>THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)</th>
<th>DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kelly Robertson, General Manager, Community Services</td>
<td>July 15, 2020</td>
</tr>
</tbody>
</table>
The City of Thunder Bay

REQUEST FOR APPROPRIATION CHANGE

REQUEST FOR ADDITIONAL APPROPRIATION

DEPARTMENT: Community Services

DIVISION: Asset Management

APPROPRIATION CHANGE

APPROPRIATION

X

16

REQUEST FOR ADDITIONAL APPROPRIATION

APPROPRIATION NO.

DESCRIPTION

2.4 142 TBD 2.4 48 TBD 2.4 90

142

Estimated 2020 MAT to be transferred to Indoor Turf Facility RF

48

Renew Thunder Bay Reserve Fund

90

EXPLANATIONS/REASONS: Please refer to Corporate Report R 74/2020

EFFECT ON LEVEL OF SERVICE:

DECREASE INCREASE MAINTAINED

DATE: JULY 15, 2020

RECOMMENDED/APPROVED

L EVANS

CITY TREASURER

N GALE

CITY MANAGER

PREPARED BY: Lauren Paradis

VERIFIED BY: Moira Gallagher, CPA, CMA

FINANCE: M GALLAGHER

Budget & Planning Accountant

CITY SERVICES & Long Term Care Department

REVIEWS BY: KELLY ROBERTSON

COMMITTEE OF THE WHOLE

APPROVED NOT APPROVED

DATE: ___________________
Memorandum

TO: Members of Council

FROM: Georjann Morriseau, Chair – Thunder Bay Police Services Board

DATE: July 10, 2020

SUBJECT: Resolution Thunder Bay Police Services Board - By-law Enforcement Support Committee of the Whole – July 20, 2020

Please be advised that the following resolution was adopted by the Police Services Board at its meeting held on June 23, 2020, this resolution is provided for City Council’s information.

The Thunder Bay Police Services Board supports the work of City Administration collecting data and information and including stakeholders which includes the Police Service on any potential development of nuisance and/or loitering by-laws. When this work is complete, the Board may choose to provide further input on development of specific by-laws at that time.

MOVED BY: Mayor Mauro
SECONDED BY: Member Oliver

“With respect to the work of the City of Thunder Bay and the role of By-law Enforcement, we recommend that the Thunder Bay Police Services Board agrees with the intent relative to the work of city administration reporting back on potential development of nuisance and loitering by-laws as well as an increased scope of work for the By-Law Enforcement Division in addition to an increase in the number of officers and expanded shifts;

AND THAT a copy of this resolution be shared with City Council, the City Manager, General Manager of Development and Emergency Services and the Manager of Licensing and Enforcement.”

CARRIED

c.c. Norm Gale, City Manager
Mark Smith, General Manager – Development & Emergency Services
Doug Vincent, Manager of Licensing & Enforcement

GM/kp