
TO: MAYOR J. LEHMAN AND MEMBERS OF GENERAL COMMITTEE

**FROM: G. DIAMANTOPOULOS, EXT. 4509
CAPITAL PROJECT FACILITY SUPERVISOR**

**NOTED: R. PEWS, P. ENG.
DIRECTOR OF CORPORATE FACILITIES**

**P. ELLIOTT – SPENCER,
GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES**

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: MEMORIAL SQUARE AND MERIDIAN PLACE PROJECT UPDATE

DATE: MAY 29, 2017

The purpose of this memorandum is to provide Council with an update on the Memorial Square & Meridian Place Project.

Project Update

This project, a collaborative initiative with the BIA was originally tendered in summer 2016 and costs were substantially over the approved budget.

To move the project forward while ensuring it remains within budget, the City went to the market with a two-stage Design-Build Request for Proposal. Rutherford Contracting, in partnership with PMA Landscape Architects, were the successful proponent and began their design work in December of 2016. Working closely with city staff and the BIA, the Rutherford / PMA team have provided a revised design that fits within the existing approved budget of \$3.8M while maintaining the conceptual elements approved by Council and minimizing the City's operating and maintenance costs.

The design included in this memo represents the team's 75% design concept and project stakeholders from the City and the BIA continue to work collaboratively toward the project's scheduled construction start date of June 1st of this year. Work is scheduled to take place throughout this year and into 2018 with a formal opening in spring 2018. Respecting the significance of Memorial Square, the Square and relocated cenotaph will be made accessible to the public for Remembrance Day Ceremonies, after which it will be returned to the contractor until total completion of the site.

The BIA is liaising with project donors and stakeholders, providing them with communication updates on the project throughout the design development process.

Fred Grant Square will remain open until construction begins in June 2017.

Design Intent & Project Goals

PMA has developed a summary of project goals which summarizes the key concepts of components and the overall intent of design for Memorial Square & Meridian Place.

HONOUR AND ENHANCE THE EXISTING CHARACTER

Augment the City of Barrie's downtown and waterfront by providing citizens with an elegant place to gather and enjoy the view of Kempenfelt Bay, participate in seasonal events, and to linger, shop, or eat at the local businesses.

PRESERVE AND CELEBRATE

The project consists of two major areas; Memorial Square and Meridian Place that serve two distinct functions.

WHERE IT HAPPENS

Create spaces that are attractive and functional for the daily user, and for the visitor arriving for special events - a people place for events, festivals and activities.

CONNECTED

Emphasis on access and linkage to the adjacent streets and neighbourhood to provide a seamless transition into the surrounding area.

HISTORIC HEART

Create a gathering place that incorporates all historic elements.

Cost Benefits: Two Stage Design-Build Guaranteed Maximum Price Contract

Leveraging input from the design-build team and City operations staff during the latest design development process the following capital and operation cost reductions have been realized:

- *Reduced retaining walls replaced by sloped softscape*
- *Increased storm water retention due to softscape results in lower storm water management infrastructure costs*
- *Reduction of one tier from original design*
- *Elimination of fountains and water features replaced by symbolic graphics.*
- *Granite replaced by special finished concrete*
- *Stage no longer requires service basement due to elimination of water feature pumps*
- *Removal of water feature pumps eliminates the need for a transformer upgrade*

Project Operational Cost Savings

- *Removal of water feature significantly reduces power consumption and maintenance of the square*
- *Replacement of specialty concrete with regular sand blasted finishes reduces specialty winter clearing operations*
- *Removal of large areas of glass railings reduces ongoing cleaning and maintenance costs*

Project Financing Update

BIA Fundraising Revenue	\$1,412,249.00
Debenture Proceeds – Tax	\$1,312,249.00
Other Grant Revenues	\$1,262,249.00
Contribution from Tax Capital reserve	\$ 400,000.00

Next Steps

The second stage of the Design Build contract will be executed as a change order to the contract for construction once City Staff / BIA have reviewed and approved the design and cost estimates presented. This will allow the completion of design details in parallel with the start of construction of site services.

Below is a summary of the project schedule:

75% Design Completion and Second Stage to Construction Approval	May 2017
Construction	June 2017
Cenotaph Availability for Remembrance Day (site to be closed November 12, 2017)	November 11, 2017
Completion	Spring 2018
Warranty	2018-2019

APPENDIX A

MEMORIAL SQUARE & MERIDIAN PLACE SITE REDEVELOPMENT RENDERINGS





Note: Stage performers and pedestrians are not to scale.