



Report
Staff Report
The Corporation of the City of Brampton
9/4/2024

Date: 2024-08-21

Subject: **Budget Amendment Report and Request to Begin Procurement for Demolition of the Former Ontario Provincial Police Administration Building – Ward 4**

Contact: Peter Gabor, Manager, Building Design and Construction

Report number: Public Works & Engineering-2024-682

RECOMMENDATIONS:

1. That the report from Peter Gabor, Manager of Building Design and Construction to the Committee of Council Meeting of September 4, 2024, re: **Budget Amendment Report and Request to Begin Procurement for Demolition of the Former Ontario Provincial Police Administration Building – Ward**, be received;
2. That the Purchasing Agent be authorized to commence procurements as required to proceed with all necessary work to demolish the existing building and preserve the heritage elements until construction of the new Arts and Culture Centre begins.
3. That Council approve the return of surplus capital funds totaling \$3,000,000 from project # 192840-003 Williams Parkway Works Yard - Phase 3; with funding to be returned to Reserve # 4- Asset Repair & Replacement.
4. That a budget amendment be approved for project #236812-001 – Brampton Arts & Culture Hub – for Demolition with Retention of Heritage Elements of the former Ontario Provincial Police Administration Building at Flower City Community Campus to increase the project budget by the amount of \$3,000,000, with the funding to be transferred from Reserve 91 – CCBF.

OVERVIEW:

- **Council approved Brampton's first Cultural Master Plan, identifying the need for expanded spaces for creative production and presentation, due to a lack of purpose-built facilities for multi-disciplinary arts and culture programming.**

- **In February 2023, Council approved \$2,600,000 for demolishing the former Ontario Provincial Police (OPP) Administration building at Flower City Community Campus and designing a new Arts and Culture Centre, with instructions to preserve heritage elements.**
- **A Request for Proposals (RFP) for hiring an architect was issued and closed on June 14th, 2024, with bid evaluations underway. The project is expected to be awarded in Q4 2024, with construction completion anticipated in Q3 2028.**
- **Staff recommend concurrent demolition of the former OPP building and preservation of heritage elements during the design process to expedite the construction timeline. This Budget Amendment to add \$3,000,000 is needed to cover the demolition costs, beyond the initially approved \$2,600,000.**
- **The report requests authorization for the Purchasing Agent to commence the procurement necessary to proceed with the demolition while retaining the heritage elements.**

BACKGROUND:

In 2018, Council approved the City's first Cultural Master Plan, which highlighted the need for expanded spaces for creative production and presentation in Brampton. Currently, the City lacks a purpose-built facility for multi-disciplinary arts and culture programming and dedicated community spaces.

In February 2023, Council approved \$2,600,000 for the demolition of the former Ontario Provincial Police (OPP) Administration building at the Flower City Community Campus (8990 McLaughlin Road) and the design of a new Arts and Culture Centre, including a community space. Council instructed staff to de-designate and demolish the building while preserving heritage elements where possible.

Council directed staff to expedite the assessment of the community's arts and culture needs and develop a strategy for a purpose-built Brampton Arts and Culture Centre. The Cultural Space Needs Validation Study, along with structural audits, heritage assessments, and other site surveys obtained by staff provided guidance for the demolition and design process. Public Works and Engineering developed a plan for a new 25,000 sq. ft. facility.

An RFP for hiring an architect was issued and closed on June 14th, 2024, with bid evaluations currently underway. Staff expects the project to be awarded to the successful bidder in Q4 2024, with construction completion anticipated in Q3 2028.

CURRENT SITUATION:

Staff recommend proceeding with the demolition of the former OPP building while concurrently retaining heritage elements during the design process. This approach will expedite the construction timeline, allowing the site to be ready for the new Arts and Culture Centre as soon as the design is completed. In this report, staff seek Council approval to hire a demolition company to carry out the demolition and install necessary shoring to preserve the heritage elements until the construction of the new Centre begins.

A Heritage Impact Assessment and staff report were presented to, and received by, the Brampton Heritage Board on July 23, 2024. Staff will present the minutes of the Heritage Board meeting, including the recommendations, for Council's acceptance.

To expedite the demolition of the former Ontario Provincial Police Administration building concurrently with the awarding of the design contract, additional funds are required beyond the approved budget of \$2,600,000. This budget amendment to add \$3,000,000 to the overall project budget is needed to cover the demolition costs.

CORPORATE IMPLICATIONS:

Financial Implications:

The recommendations in this report require capital investments and will result in a net zero capital budget impact as the additional required funding will be offset by the return of surplus capital funds totaling \$3,000,000 from project #192840-003 Williams Parkway Works Yards-Phase 3 to Reserve #4 Asset Repair & Replacement.

As per recommendations in this report, a budget amendment in the amount of \$3,000,000 is required to increase capital project # 236812 – Brampton Art & Culture Centre, for demolition work, with funding to be transferred from Reserve #91 – CCBF, subject to council approval.

The budget for this initiative will increase from \$2,600,000 to \$5,600,000 as shown in the table below:

| Funding Source: Project 236812 Brampton Arts & Culture Hub | Approved Funding | Budget Amendment | Total Funding |
|---|-----------------------------|-----------------------------|--------------------------|
| Reserve # 91 – Canada Community Building Fund (CCBF) | 2,600,000 | 3,000,000 | 5,600,000 |
| Total Project | 2,600,000 | 3,000,000 | 5,600,000 |

There is sufficient funding to proceed with the recommendations in this report.

Purchasing Implications

Upon approval, a Public Procurement process will be conducted, and the submissions shall be evaluated in accordance with the published evaluation process within the bid document. Purchase approval shall be obtained in accordance with the Purchasing By-law.

All communication with Bidders involved in the procurements must occur formally, through the contact person identified in the Bid Document.

STRATEGIC FOCUS AREA:

This report aligns with the Strategic Focus Area of Culture and Diversity, focusing on cultural diversity, cross-cultural understanding and supporting artistic expression and production by raising investments in Arts and Culture.

This report also aligns with the Focus Areas of Health and Well-being and Growing Urban Centers and Neighbourhoods by improving the sense of belonging and well-being through community programs and opportunities for the local creative sector.

CONCLUSION:

This report seeks Council approval for a budget amendment of \$3,000,000 to complete the abatement, demolition, and partial retention of the former Ontario Provincial Police Administration building.

Additionally, the report requests authorization for the Purchasing Agent to commence the procurements necessary to proceed with the demolition as outlined.

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