

Date: 2021-05-28

Subject: Cost Share and Lease Agreements between the City of Brampton and the Regional Municipality of Peel to construct a joint use facility – Fire Station 214 and Peel Regional Paramedic Service Satellite Station at 917 & 927 Bovaird Drive West, Ward 5

Contact: Ali Jourabloo, Manager Building Design and Construction,
Public Works & Engineering, ali.jourabloo@brampton.ca, 647.649.8336

Donn Bennett, Acting Senior Manager, Realty Services
Community Services, donn.bennet@brampton.ca, 416.806.0240

Report Number: Public Works & Engineering-2021-663

Recommendations:

1. THAT the report titled “Cost Share and Lease Agreements between the City of Brampton and The Regional Municipality of Peel to construct a joint use facility - Fire Station 214 and Peel Regional Paramedic Service Satellite Station at 917 & 927 Bovaird Drive West, Ward 5” dated May 28, 2021 be received,
2. THAT the Chief, Fire and Emergency Services be delegated authority to execute the Cost Sharing Agreement between the City and The Regional Municipality of Peel attached to this report as Appendix “A”, to effect the cost sharing relating to the construction of a joint use facility for Fire Station 214 and a Paramedic Service Satellite Station on the City owned lands municipally known as 917 and 927 Bovaird Drive West, said Cost Sharing Agreement to be on terms and conditions acceptable to the Manager of Building Design and Construction and in a form acceptable to the City Solicitor or designate.
3. THAT Staff be directed to negotiate a lease agreement with The Regional Municipality of Peel to lease a portion of the City’s lands declared surplus and municipally known as 917 and 927 Bovaird Drive West, based on the terms set out in the Memorandum of Understanding between the City and The Regional Municipality of Peel dated April 4, 2019.
4. THAT the Commissioner of Community Services be delegated authority to execute a lease agreement and all other documents necessary to lease to The

Regional Municipality of Peel a portion of the joint use facility to be constructed on the City owned land, municipally known as 917 and 927 Bovaird Drive West, having a leasable area of approximately 266 square meters for the purpose of a paramedic satellite station, in accordance with the terms and conditions set out in the Memorandum of Understanding between the City and The Regional Municipality of Peel dated April 4, 2019, and otherwise on such terms and conditions as may be satisfactory to the Senior Manager, Realty Services and the Fire Chief and in a form acceptable to the City Solicitor or designate;

5. THAT the Fire Station 214 and Peel Regional Paramedic Service Satellite Station at 917 and 927 Bovaird Drive West in accordance with the completed design as approved by the Regional Municipality of Peel and Brampton Fire and Emergency Services be approved.

Overview:

- This report seeks Council approval of, and authorization to execute a Cost Share and Lease Agreements between the City of Brampton and the Regional Municipality of Peel for a joint use facility – FS 214 and Peel Regional Paramedic Services Satellite Station at 917 & 927 Bovaird Drive West, Ward 5.
- City owned property having municipal address as 917 and 927 Bovaird Drive West, Brampton was declared surplus on January 27, 2021 as per By-law 10-2021.
- Staff is in the process of negotiating a lease agreement with the Region of Peel.
- Commissioner of Community Services be authorized to execute the lease agreement and all documents for the development of the Peel Regional Paramedic Service Satellite Station in accordance with the terms and conditions set out in the MOU and otherwise on terms acceptable to the Senior Manager, Realty Services and in a form acceptable to the City Solicitor or designate.

Background:

In Accordance with the Memorandum of Understanding (MOU) dated April 4th, 2019, between The City of Brampton and The Regional Municipality of Peel, attached hereto as Appendix B, the Parties have commenced a project to develop and co-locate in a new facility that, includes a new Fire Station 214 and a new Paramedic Services Satellite Station. The MOU establishes the need to enact subsequent agreements including a construction cost sharing agreement and a lease agreement for which Council approval is required.

Current Situation:

City Staff engaged an architectural design consultant, and the design work has been completed, with bid drawings and specifications presently issued to pre-qualified General Contractors.

City Staff currently preparing an invoice to be issued to the Region of Peel for the design work as per the MOU.

In accordance with the MOU, City staff in collaboration with the Region of Peel, staff have prepared a construction Cost Sharing Agreement, attached hereto as Appendix A, which is required to be approved by Council prior to commencing construction.

Legal Implications:

Legislative Services – Legal Services will approve the form of the Cost Sharing Agreement and lease agreement.

Finance Implications:

Funding for the construction of proposed joint use facility – Fire Station 214 and Peel Regional Paramedic Service Satellite Station at 917 & 927 Bovaird Drive West- is available from the following source:

Project #	Budget Available
182530-003	\$6,247,241

As per the proposed Construction Cost Share Agreement, The Region of Peel has agreed to share 25% of the project cost up to estimate of \$1,530,000 plus 20% contingency plus any cost increase solely due to COVID-19.

There is currently sufficient capital funding available to proceed with this initiative. Any additional capital funding and any operating cost and revenues estimates resulting from this initiatives and Lease Agreement will be provided in future council reports or through the annual budget process for council’s consideration.

Realty Implications:

City owned property having municipal address as 917 and 927 Bovaird Drive West, Brampton was declared surplus on January 27, 2021 as per By-law 10-2021.

Staff is in the process of negotiating a lease agreement with the Region of Peel.

The Commissioner of Community Services should be authorized to execute the lease agreement and all documents for the development of the Peel Regional Paramedic Service Satellite Station in accordance with the terms and conditions set out in the MOU and otherwise on terms acceptable to the Senior Manager, Realty Services and in a form acceptable to the City Solicitor or designate.

Based on the Council direction, Realty Services will assist with the finalization and execution of the Lease Agreement.

Project Implications:

The Construction Cost Share and Lease Agreements are required prior to commencing construction of the joint facility. Failing to execute the agreement in a timely manner will result in a delay in tendering the work and in additional construction costs to the project.

Term of Council Priorities:

This report achieves the following Term of Council priorities:

Brampton is a Safe & Healthy City:

- Fire Station 214 will provide emergency response services to the central west sector of Brampton, positively impacting emergency response times and thereby improving the safety of the City's residents.

Brampton is a Mosaic:

- This project will allow for the implementation of elements of universal design strategies in tandem with the City's Accessibility Technical Standards to serve visitors of the Fire Station.

Conclusion:

To maintain the project schedule, it is recommended that Council approve the Construction Cost Share Agreement attached hereto as Appendix A.

Reviewed by:

David Bottoni, Director
Building Design and Construction

Reviewed by:

Donn Bennett, Senior Manager (Acting)
Realty Services, Community Services

Reviewed by:

Jason Schmidt-Shoukri, BSc. Arch Eng., MPA
Commissioner, Public Works and Engineering

Reviewed by:

Marion Nader, Commissioner
Community Services

Reviewed by:

Bill Boyes, Fire Chief
Fire and Emergency Services

Submitted by:

David Barrick, Chief Administrative Officer
City of Brampton

Report authored by: Facility New Development Services, BDC

**Attachments: Appendix A – Fire Station 214 Cost Sharing Agreement
Appendix B – Memorandum of Understanding**