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# HALDIMAND COUNTY

## Memorandum CDS-M02-2024 Hagersville Library and Active Living Centre Project Update



For Consideration by Council in Committee on May 21, 2024

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**To:** Mayor Bentley and Members of Council

**From:** Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

### RECOMMENDATIONS:

1. THAT Memorandum CDS-M02-2024 Hagersville Library and Active Living Centre Project Update be received.

In 2021, as part of the County's planned replacement of the Hagersville Public Library—and in recognition of the need for more accessible public spaces, given the County's considerable planned growth—Council approved an initiative in the Tax-Supported Capital Budget to construct a co-located Library and Active Living Centre in Hagersville. The new, integrated Hagersville Library and Active Living Centre (HL+ALC) will be located in Hagersville's Grant Kett Park, a large, downtown green space which already includes the arena, three baseball diamonds, a concession building, playground and a natural amphitheater used for community events.

The new HL+ALC facility will take a holistic approach to the physical and emotional well-being of residents and visitors through activity and mental, spiritual, cultural and social engagement and will include:

- A Library with various program and specialty spaces;
- Arts and culture exhibit areas;
- Programming, education and meeting spaces of varying sizes;
- A commercial kitchen;
- Activity spaces for youth/children/seniors; and
- An adjacent outdoor pavilion space and washroom facilities that will serve the building and users of the surrounding park amenities.

As part of the aforementioned 2021 Capital Budget approval, staff were authorized to initiate a community capital fund-raising campaign and proceed with community consultations and associated activities to support the construction of this new multi-purpose facility. The fund-raising efforts are in full swing—with approximately \$1.7 million raised/committed to date—while a variety of community and stakeholder consultations have taken place over the last several years.

In February 2023, the design contract for the project was awarded to the firm of Curran, Gacesa, Slote Architects Inc. (CGS). Through spring 2023, CGS and a staff project team completed more in-depth needs analyses, functional assessments, design reviews (including site visits to other facilities), stakeholder needs meetings and broader public consultation. These efforts led to refinements to the original concept, which culminated in Council approval in June 2023 for a new development concept and functional floor plan. That approved concept has been the foundation of the work that has taken place since then, which includes the following:

- Preliminary meetings and operating partnership assessment with community group (January and April);
- Pre-qualification of six (6) general contractors for the project (note: the purpose of pre-qualification is to ensure that the proponents invited to bid on the work are capable of delivering quality and value specific to the project requirements. The County, through pre-determined criteria, eliminates candidates who do not demonstrate that they have the necessary financial capacity, technical expertise, managerial ability, project success, and relevant experience for the project at hand) (mid-March);
- Finalization of all architectural (building) plans (early May);
- Completion of site plan process, including approval of site design and all civil engineering plans (early May);
- Facility visits/programming reviews of neighbouring municipalities to assist in developing County programs, rental rates and usage expectations for the Active Living Centre (early May and on-going); and
- Submission of building permit application (mid-May).

In terms of what comes next, staff offer the following:

- Construction Pricing tender is anticipated to be released in early June, 2024;
- Award of the construction tender is expected to take place in July, 2024;
- Construction period anticipated to run from July, 2024 to October, 2025;
- Occupancy of new facility anticipated to be (earliest) late summer, 2025;
- Development of programming and facility use schedules with associated staffing requirements to be introduced in the 2025 County operating budget; and
- Finalize any operating partnership agreement with community group, late 2024/early 2025.

As significant milestones approach or are achieved, staff will provide Council with additional formal updates.

## **REFERENCES:**

None.

## **ATTACHMENTS:**

None.