TO:  
CHAIR AND MEMBERS  
COMMUNITY AND NEIGHBOURHOODS COMMITTEE  
MEETING ON MARCH 8, 2011
FROM:  
ROSS L. FAIR  
GENERAL MANAGER OF COMMUNITY SERVICES
SUBJECT: STONEY CREEK COMMUNITY CENTRE-YMCA-PUBLIC LIBRARY – CAPITAL PROJECT RC2762 –FINAL REPORT

RECOMMENDATION

That, on the recommendation of the General Manager of Community Services, the following actions BE TAKEN relative to the completion of construction of the Stoney Creek Community Centre-YMCA-Public Library:

a) This final report on the construction and opening of the new Centre BE RECEIVED; it being noted the project was essentially completed on time and was completed under budget; and

b) The staff from the YMCA of Western Ontario, the London Public Library and the City of London, as well as the project consultants and construction team (as listed in Appendix A) BE COMMENDED for their contributions to the success of this project; and

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Council - Parks and Recreation Master Plan, 2003
CPSC - Partnership Proposal for a new community centre facility in north London -April, 2006
Board of Control - City Acquisition of Land for Future North London Community Centre - May 30,2006
Board of Control - Amendments to the Agreement for the Purchase and Sale of Land for the Future North London Community Centre - March 21, 2007
Board of Control - Architect to Act as the Prime Consultant for the New Community Recreation Centre and Library - October 11, 2007.
Board of Control - Memorandum of Understanding - Joint Venture between the City of London and the YMCA - March 19,2008.
Board of Control - Construction Managed General Contractor Services - April 23, 2008.
Board of Control - Phase II Construction Contract for the construction of the New Community Recreation Centre & Library – April 29, 2009.
Board of Control – North London Community Centre – Consent Agreement for Leasehold Mortgage – June 14, 2010
Board of Control – North London Community Centre-YMCA-Public Library Appointment of City Officials to Joint Venture Management Committee
Board of Control – Sunningdale Rd. East Municipal Storm & Sanitary Sewer Installation – August 26, 2009.
As part of the 2009 Capital Budget, City Council approved the final financial contribution to Capital Project RC2762. This funding, combined with the financial contribution from the YMCA of Western Ontario enabled the project to move forward. On May 22, 2009 an official sod turning ceremony took place signalling the commencement of construction. Work on the Centre was completed on November 22, 2010 and the new facility had a "soft opening" on Nov 30, 2010. On Saturday January 15, 2011 officials from the three partners officially opened the Centre.

The Community Centre-YMCA-Public Library:

The concept of the Stoney Creek project involved the creation of a public facility that is actually three components in one.

1) Firstly, it will serve as focal point for community life for the new north end of the City, where some 60,000 new residents will reside in homes north of Fanshawe Park Road. The Centre will be the place where these and other area residents will look for community meeting space and access to Spectrum recreation programs, including swim lessons, sports programs, and creative programs. A broad compliment of spectrum programs will be delivered by the YMCA and up to 50% of the swimming lesson spaces and dry land children program spaces will be reserved for Spectrum program registrants.

2) Residents will also find a full service YMCA located in the building, thereby, providing a second opportunity for residents to access recreation programs. By choosing to become a member of the Y, residents will be able to have full access to the Y -exclusive segment of the centre. As well, the remaining 50% of Spectrum program spaces will be reserved for Y members.

3) Finally, the Centre will also be home to a full service Public Library, with all of the services and programs residents have come to expect from our Public Libraries.

Construction Budget:

The construction of the facility was completed on time and within budget with a projected under expenditure of approximately $300K. As per the construction manager/general contractor agreement with McKay-Cocker the $300K will be split between the City (87%) and the GC (13%). Final costs are expected to be received from the general contractor by mid-March.

The facility was built to meet LEED Gold standard and is currently going through the auditing phase with expected certification from the Canadian Green Building Council later this year.

Performance to Date:

Attendance and participation levels at the Centre have far exceeded the expectations of the partners. The YMCA reports:

In the first 60 days there were 55,000 visits. As of Feb 17, 2011:
- 5,300 members have joined
- 3,300 Londoners took advantage of a free two week trial
- Now averaging more than 1,200 visits a day
- More than 2,100 program registrations

The London Public Library reports that usage of the branch library has significantly exceeded projections for the initial opening period and is very high in comparison with other branches of similar size. For example, January 2011 in-person attendance was 17,125 and circulation of library collections items was 18,518. As well, since opening day, 409 people have signed up for library cards, becoming registered members of the library for the first time. Library programs, such as children’s storytimes, have met with huge response and spaces in the first series of programs filled immediately. Staff report that they receive very positive comments from the community on a daily basis.

With regards to registration and attendance at Spectrum programs by citizens accessing the
Spectrum programs outside of a YMCA membership, the civic administration reports for the Winter cycle, there were 141 participants in dry land programs and another 207 in aquatic programs. Due to limited class sizes 84 individuals were not able to access these programs and were placed on wait lists. Additional program capacity has been added for the Spring program cycle. The vast majority of these registrations were for children's programs.

**Joint Venture and Other Agreements:**

In order to facilitate the governance and management of the new Centre the City of London, acting on behalf of the City and the Library Board, entered into joint venture arrangement with the YMCA of Western Ontario. The arrangements were captured in four agreements.

1) The Joint Venture Agreement laid out the details of the capital and operating arrangements for the Community Centre.
2) The Lease Agreement between the Joint Venture and the YMCA articulates usage arrangements and obligations of the parties, including the centre management role to be assumed by the Y.
3) The City User Agreement spells out the details of the arrangement whereby the Y will deliver City Spectrum programming and management of the community spaces in the centre.
4) The fourth agreement is between the Joint Venture and the London Public Library. This agreement spells out the occupancy and maintenance arrangements.

The YMCA has assumed day to day management, cleaning, repair and maintenance as well as long term capital conservation of the Centre. It will also deliver Spectrum programs on behalf of the City. It will be responsible for all operating costs, including an annual contribution to a capital reserve fund. It will, in turn, retain all revenues including an annual payment from the Library for common area costs and an annual contribution to the replacement reserve fund.

In addition, the YMCA is responsible for submitting an annual budget and business plan to the Management Committee of the Joint Venture for review and approval.

It should be noted that, City Council has passed a By-Law which delegated authority to senior staff to fulfill the City's functions and responsibilities as articulated in the Joint Venture and User Agreements. More details follow in the next section.

This arrangement is very similar to the City's Joint Venture Agreement with the Western Fair, one that has produced very favourable outcomes.

**The Management Committee:**

Under the Joint Venture Agreement, the Centre is being managed by a Management Committee consisting of three YMCA officials, one London Public Library official and two City officials.

Duties of the Management Committee are:

a) Approval of the Annual Business Plan
b) Approval of any expenditures outside of those approved in the Annual Business Plan that are in excess of Five per cent (5%) of the approved annual operating budget
c) Approval of contracts for third party material service providers or Concessions for terms in excess of three (3) years.
d) Recommending to the City and the YMCA for consideration any sale or disposition of the Facility or a material portion of it which would include the subletting of the entire Facility or a significant portion thereof, to a third party.
e) Approval of any material exterior addition to the Facility. Such approval shall be required in addition to the reference of such addition in the Annual Business Plan.
f) Monitoring of the maintenance standards of the Facility.
g) The addition of any other participant in the Joint Venture
h) Approving any debt of the Joint Venture. It is hereby understood that any such debt shall be incurred solely for the purposes of the Facility; and
i) Approval of any activity in the Facility that does not represent a traditional utilization of a multi-use recreational facility.

The London Public Library Board has passed the following resolution:
"That the London Public Library (LPL) Board submit the position of LPL CEO & Chief Librarian for appointment by the City of London as the Library representative to the Joint Venture Management Committee for The North London Community Recreation Centre, YMCA and Library".

City Council has appointed the Director of Neighbourhood and Children's Services and the Director of Parks and Recreation, from the Community Services Department, to serve as the City officials on the Management Committee. The former is accountable for all non-aquatic Spectrum programming while the latter oversees the aquatics function.

The Working Committee

The User Agreement between the City and Y calls for the formation of a Working Committee with an equal number of representatives from both parties. This Committee is responsible for establishing program delivery standards and monitoring the delivery of programs in accordance with community needs and the Agreement.

City Council has appointed the Manager of East Area Recreation Services and the Manager of Aquatics to serve on the Working Committee.

Reporting to City Council:

In order to ensure that City Council is kept apprised of the progress of the Joint Venture, it has instructed the General Manager of Community Services and the Chief Financial Officer and City Treasurer to provide regular reports on the performance of the Joint Venture. In the early period of operation they are envisioning quarterly reports, which will likely evolve into annual reports over time, tied to the Business Planning/Budget Cycle of the City.

### FINANCIAL IMPACT

As per the Joint Agreement, all operating cost impacts are to be borne by the YMCA of Western Ontario, although the Agreement calls for a review of the financial arrangements at the end to two years of operation of the Community Centre. The Public Library Board pays rent and for maintenance services.

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<td>Ross L. Fair</td>
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<td>General Manager of Community Services</td>
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Cc: Shaun Elliott, CEO YMCA of Western Ontario  
Susanna Hubbard-Krimmer, CEO and Chief Librarian, London Public Library  
Martin Hayward, CFO and City Treasurer
Appendix A

YMCA OF WESTERN ONTARIO
Shaun Elliot, CEO
Geoff Vogt, VP Health Fitness and Recreation
Susan McGugan, VP of Finance and IT
Heidi Peever Bain, VP Development
Anne Baxter, Director of Communication
Mike Ennis, GM Stoney Creek Community Centre, YMCA and Library
Eric Krueger, Manager IT Ermias Tewolde, Computer Technician
Kris LaMay, Computer Technician
Marilyn Himbury, Risk Management Analyst
Jamie Noorhoek, Manager of Facility and Housekeeping

LONDON PUBLIC LIBRARY
Susanna Hubbard-Krimmer, CEO
Margaret Mitchell
Nancy Collister
Elizabeth Egleston
Christina Nurse
Tom Travers
Terry Wilkes
Anne Becker – former CEO of London Public Library

CITY OF LONDON
Ross Fair, Community Services
Vic Cote Corporate and Financial Services (retired)
Martin Hayward Corporate and Financial Services
Bill Coxhead Community Services
Lyne Livingstone, Community Services
Jim Hobbs, Engineering and Environmental Services (EESD)
Elaine Gamble Corporate Communications
Lynn Loubert, Community Services
Cathy Hazael, Community Services
Paul D'Hollander, Community Services
Janice Hamilton, Community Services
Scott Oldham, Community Services
Trevor Johnson, Community Services
Bill Campbell EESD
Tim Wellhauser EESD
John Devito EESD
Fiona Horner EESD
Sean Russell EESD
Tara Thomas Corporate Communications

PROJECT CONSULTANTS AND CONSTRUCTION TEAM
Shore Tilbe Perkins & Will Architect
Cornerstone Architecture Associate Architect
Mulvey & Banani Electrical Engineers
Smith & Andersen Mechanical Engineers
VanBoxmeer & Stranges Structural Engineers
Development Engineering Civil Engineers
Ron Koudys Landscape Engineers
Enemodal Engineering LEED Consultant
CFMS-West Commissioning Agent

General Contractor
McKay-Cocker Construction Contractor