

3. Lansdowne 2.0 Procurement Options Analysis and Recommendations

Projet Lansdowne 2.0 : Analyse des options de passation des marchés et recommandations

Committee Recommendations

That Council:

- 1. Approve the recommended procurement delivery model of a Design Bid Build for the design and construction of the Event Centre and North Side Stands, as described in this report and including as follows:
 - a. Receive the KPMG Lansdowne Park Revitalization Delivery Model Options Analysis report, as detailed in Document 1;**
 - b. Receive the progress report on a Social Procurement Framework for the Lansdowne 2.0 project, as detailed in Document 2;**
 - c. Approve that an additional \$4 million be advanced against the existing project budget authority to prepare tender ready design drawings for both the Event Centre and North Side Stands, and provide for the assistance of outside experts to assist and advise the City in progressing the Redevelopment proposal, as described in this report.****
- 2. Approve the approach for the Request for Offer for the air rights development, as described in this report and detailed in Document**
- 3. Approve the \$20 million line of credit to be taken out and repaid by the Lansdowne Master Limited Partnership and guaranteed by the City, as described in this report.**
- 4. Delegate the authority to the City Manager, in consultation with the City Solicitor and the City Treasurer, to authorize, negotiate, finalize and execute any necessary contracts, resolutions, and/or contract amendments that may be necessary to implement the recommendations in this report as adopted by Council.**

Recommandations du Comité

Que le Conseil municipal :

1. approuve le modèle de réalisation recommandé, soit la conception-soumission-construction, pour l'étude et la réalisation du Centre d'événements et des gradins du côté nord, selon les modalités exposées dans ce rapport, et :
 - a. de prendre connaissance du rapport de KPMG sur l'Analyse des options du modèle de réalisation des travaux de revitalisation du parc Lansdowne, selon les modalités précisées dans la pièce 1;
 - b. de prendre connaissance du rapport d'avancement du Cadre relatif aux approvisionnements sociaux du projet Lansdowne 2.0, selon les modalités précisées dans la pièce 2;
 - c. d'approuver l'avance d'un supplément de quatre millions de dollars à même les crédits budgétaires du projet existant afin de préparer les dessins de conception prêts pour le lancement de l'appel d'offres, pour le Centre d'événements comme pour les gradins du côté nord, et prévoir l'aide d'experts externes pour aider et conseiller la Ville dans l'avancement de la proposition de réaménagement, selon les modalités exposées dans ce rapport;
2. approuve l'approche adoptée pour la demande d'offres portant sur l'aménagement des droits immobiliers aériens, selon les modalités exposées dans ce rapport et précisées dans la pièce 3;
3. approuve la marge de crédit de 20 millions de dollars à contracter et à rembourser par la Société en commandite principale Lansdowne et garantie par la Ville, selon les modalités exposées dans ce rapport;
4. délègue à la directrice municipale, de concert avec l'avocat général et la trésorière municipale, le pouvoir d'autoriser, de négocier, de finaliser et de signer l'ensemble des contrats, résolutions et modificatifs contractuels qui pourraient se révéler nécessaires pour appliquer les recommandations exprimées dans ce rapport et adoptées par le Conseil municipal.

Documentation/Documentation

1. Joint Report, Chief Procurement Officer, Supply Services, Finance and Corporate Services Department, and Interim General Manager, Planning Services, Planning, Real Estate and Economic Development, submitted 20 March 2024 (ACS2024-PRE-GEN-0002)
Rapport conjoint, chef de l'approvisionnement, Services de l'approvisionnement, Direction générale des finances et des services organisationnels et directrice générale par intérim, Services de planification, Direction générale de la planification, de l'immobilier et du développement économique, daté le 20 mars 2024 (ACS2024-PRE-GEN-0002)
2. Extract of draft Minutes, Finance and Corporate Services Committee, April 2, 2024
Extrait de l'ébauche du procès-verbal, Comité des finances et des services organisationnels, le 2 avril 2024

Lansdowne 2.0 Procurement Options Analysis and Recommendations

File No. ACS2024-PRE-GEN-0002 – City-wide

Sean Moore, Director, Lansdowne Park Project, Planning, Real Estate and Economic Development (PRED), Will McDonald, Chief Procurement Officer, Finance and Corporate Services Department (FCSD), and Isabelle Jasmin, Deputy City Treasurer Corporate Finance, FCSD, spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Committee heard from the following public delegations:

- Marnie Peters, President, Accessibility Simplified
- Darrell Cox, Executive Director, Glebe BIA
- Michael Crockatt, President and CEO, Ottawa Tourism
- Neil Saravanamuttoo
- Jincy Roese - Player, Professional Women's Hockey League (PWHL) Ottawa
- Chris Burkett - Vice President, League Operations & Compliance. PWHL
- Richard Moon
- Dr. Alexandra Gruca-Macaulay, PhD*
- Sharon Katz*
- John Dance*
- June Creelman
- Toon Dreessen

- Carolyn Mackenzie*

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk.]

The following correspondence is held on file with the City Clerk:

- Email sent March 23 from Bill Brown
- Email sent March 28 from Valerie Swinton

Mr. Moore, Mr. McDonald, Ms. Jasmin, along with Ms. Wendy Stephanson, City Manager, Mr. Don Herweyer, General Manager, PRED, Mr. David White, City Solicitor and Interim City Clerk and Ms. Nathalie Gougeon, Auditor General responded to questions. Following discussion on this item, the Committee Carried the report recommendations as presented on a vote of 10 Yeas to 2 Nays.

Report Recommendation(s)

That Finance and Corporate Services Committee recommend that City Council:

1. **Approve the recommended procurement delivery model of a Design Bid Build for the design and construction of the Event Centre and North Side Stands, as described in this report and including as follows:**
 - a. **Receive the KPMG Lansdowne Park Revitalization Delivery Model Options Analysis report, as detailed in Document 1;**
 - b. **Receive the progress report on a Social Procurement Framework for the Lansdowne 2.0 project, as detailed in Document 2;**
 - c. **Approve that an additional \$4 million be advanced against the existing project budget authority to prepare tender ready design drawings for both the Event Centre and North Side Stands, and provide for the assistance of outside**

**experts to assist and advise the City in progressing the
Redevelopment proposal, as described in this report.**

- 2. Approve the approach for the Request for Offer for the air rights development, as described in this report and detailed in Document 3.**
- 3. Approve the \$20 million line of credit to be taken out and repaid by the Lansdowne Master Limited Partnership and guaranteed by the City, as described in this report.**
- 4. Delegate the authority to the City Manager, in consultation with the City Solicitor and the City Treasurer, to authorize, negotiate, finalize and execute any necessary contracts, resolutions, and/or contract amendments that may be necessary to implement the recommendations in this report as adopted by Council.**

For (10): M. Sutcliffe, C. Kitts, M. Luloff, L. Dudas, C. Curry, G. Gower, T. Tierney, J. Leiper, R. Brockington, and G. Darouze

Against (2): R. King, and S. Menard

Carried (10 to 2)