

Multi-Use Recreation Centre Stage 3 Design Development Plan

Stage 3 (Design Development), as proposed, at an estimated cost of 1.18M would include:

i. The procurement of:

1. Design team (contract extension);
2. Pile load test contractor (invitational value-based tender);
3. Requirements management consultant (contract extension);
4. Geotechnical consultant (contract extension);
5. Commissioning consultant (sole source);
6. Third party cost estimator (contract extension);
7. Lawyer (on retainer);
8. Recreation consultant (contract extension);
9. Communications consultant (contract extension);
10. Finance and commercial advisor (contract extension); and
11. Fundraising consultant (public RFP).

ii. To execute the following work:

1. Project management;
2. Requirements management;
3. Stakeholder engagement;
4. Facility governance and financial readiness;
5. Legal guidance;
6. Continued development and implementation of the Communications Strategy;
7. Fundraising strategy planning and implementation;
8. Further development of Owner's Project Requirements;
9. Completion of Geotechnical Investigation;
10. Class B Cost Estimation;
11. Contract documents and procurement for the pile load test;
12. Operation and recreation consultation;
13. Concept finalization;
14. The Design Development of all Phase 1 and 2 elements;
15. Project Board alignment for future stages;
16. Development of Stage 4 Plan; and
17. Procurement of Project Management services for Stage 4 and beyond by Town Administration.

iii. For the delivery of:

1. Community engagement and commitment;
2. Complete geotechnical investigation report;
3. Updated Owner's Project Requirement (OPR);
4. Input into operation aspects of the design from recreation and operations experts';
5. Concept finalization;
6. Contract documents and procurement for the pile load test;
7. Design development report;

8. Requirements management documentation;
9. Fundraising strategy and start of campaign;
10. Detailed stage plan for the upcoming stage;
11. Updated financial analysis;
12. Updated project board model;
13. Finalized governance model;
14. Legal guidance for facility governance; and
15. Procurement process for project management services for Stage 4 and beyond (to be done by Town Administration).

iv. Under the assumption that:

1. The potential household property tax impact be prioritized to remain equal to or less than an average of \$300 per year over a 7-year period; and
2. The finalized Phase 1 and Phase 2 concept design be brought back to Council for approval subsequent to completing the remainder of Stage 3 work.