

**STAFF REPORT: PLANNING & BUILDING SERVICES**



**REPORT TO: COUNCIL**  
**MEETING DATE: July 6<sup>th</sup>, 2009**  
**REPORT NO.: PL.09.86**  
**SUBJECT: New Town Hall**  
**PREPARED BY: David Finbow, Director Planning & Building Services**

**A. Recommendations**

**WHEREAS** Council endorsed the New Town Hall Facility which is supported under the Infrastructure Stimulus funding program;

**NOW THEREFORE:**

**THAT** Council adopt the New Capital Budget – Option B for the New Town Hall Facility as follows:

**New Town Hall Facility - Option B (excludes sale of land)**

New Town Hall Facility Funding	\$7,950,000
Grants	\$4,600,000
Capital Reserves	\$2,100,000
Development Charges	\$ 292,000
Debt Financing	\$ 958,000

**AND THAT** Council authorize Town Staff to proceed with a Request for Proposal for Construction Management Services – Town Hall with such services to be initially secured on the basis of a Canadian Standard Construction Management Contract (CCA-5) with same being converted to a Canadian Construction Documents Committee Stipulated Price Contract (CCDC-5) upon the full Tender Package being completed in order to expedite construction;

**AND THAT** Council authorize the Mayor and Clerk to execute the CCA-5 and CCDC-2 Contracts with the selected construction firm upon the written advice of the Town’s solicitor, CAO and Director, Planning & Building Services;

**AND THAT** Council authorize construction of the New Town Hall to proceed upon the execution of the CCA-5 Contract;

**AND THAT** Council authorize the Mayor and Clerk to execute contracts related to the various components of construction of Town Hall (bulk excavation, footings/foundation, structural steel, etc.) upon the written advice of the Town’s solicitor and Director, Planning & Building Services;

**AND THAT** Council authorize Town Staff, in consultation with the Town's Architect, to proceed with the retention of a LEED Consultant on the basis of an informal quotation process in order to expedite construction with it being noted that the cost for these services will be in excess of the informal quotation limitation found in the Town's Purchasing Policy of \$10,000;

**AND THAT** Council authorize the Mayor and Clerk to execute a contract with the LEED Consultant upon the written advice of the Town's solicitor and the Town Hall Project Steering Committee;

**AND THAT** Council authorize the Mayor and Clerk to execute a contract with Envision Tatham for landscape architectural services in order to expedite construction;

**AND THAT** Council authorize the Mayor and Clerk to execute a contract with Envision Tatham at a price to be negotiated upon the written advice of the Town's solicitor and the Town Hall Project Steering Committee;

**AND THAT** Council authorize the use of a portion of the former Bayview Campground site for temporary parking;

**AND THAT** Council authorize Town Staff to proceed with informal quotations for design and construction services (if required) of a proposed Parking Facility at the former Bayview Campground site;

**AND THAT** Council authorize the Mayor and Clerk to execute the contracts with the design and construction firms, if required, for the proposed Parking Facility;

**AND THAT** Council authorize the Mayor and Clerk to sign an Agreement between the Government of Canada, the Province of Ontario and The Blue Mountains for Infrastructure Stimulus funding for the New Town Hall Facility subject to approval by the Director of Finance and Information Services and the Town Solicitor.

## **B. Background**

### **FUNDING**

In light of the \$4,600,000 in grants for the Town Hall Project, the Funding Formula for the New Town Hall Project considered during the 2009 Budget Process (Addendum "1") was reviewed by Town Staff. Various revised funding options were considered and ultimately narrowed to two (see Addendums "2" and "3" being Options "A" and "B"). Town Staff are recommending Option "B" being as follows:

#### **New Town Hall Facility - Option B (excludes sale of land)**

New Town Hall Facility Funding	\$7,950,000
Grants	\$4,600,000
Capital Reserves	\$2,100,000
Development Charges	\$ 292,000
Debt Financing	\$ 958,000

## **DESIGN AND CONSTRUCTION**

### **Construction Management**

In order to commence construction as soon as possible, Town Staff are recommending that the Town proceed on the basis of Construction Management Model that would be converted to a Lump Sum Contract upon full design being completed. This process would proceed on the basis of the Town's Purchasing Policy, i.e. a Request for Proposal.

This process is advantageous in this situation as it would allow for construction to proceed immediately upon the foundation design being completed versus waiting for the full design and tendering process being completed. Part of the Proposal Call would include the requirement for the provision of a contract budget. Upon the final design being completed, the selected firm would be required to enter into a Lump Sum Contract on the basis of the provided contract budget.

### **LEED Consultant**

The Town's contract with the Architect is that the Architect is responsible for the retention of the structural, mechanical, electrical and civil engineers (the "Design Team"). The Town is responsible for the retention of the LEED consultant. To expedite design and construction, and in recognition of the invaluable advice that an experienced LEED Consulting Firm brings to the initial stages of design as well as the importance of the relationship between the Design Team and the LEED Consultant, it is recommended that the selection of the LEED Consultant proceed on the basis of an informal quotation process with it being noted that the cost for these services will be well in excess (approximately \$60,000) of the informal quotation limitation found in the Town's Purchasing Policy of \$10,000.

### **Landscape Design Services**

As referenced above, the Architect is responsible for the civil engineer. In this regard, the Architect has advised that he has retained the services of C.C. Tatham & Associates. Given this, and given the work that Envision Tatham has provided as it relates to the Town Hall Site (Riverwalk and Town Hall Design Charette), it is recommended that the Town proceed with direct negotiation for design services with Envision Tatham.

### **Parking Facility at the former Bayview Campground**

With construction to proceed in the near future, there will be a need to utilize a fair portion of the Town Hall Site for construction staging (see Addendum "4"). Given this, Town Staff have reviewed various sites for the provision of temporary parking (approximately 40-45 parking spaces). Various options have been considered including Arthur Street West/Post Office Site, Hester Street Parking Lot Lands, Thornbury Harbour, Bayview Park and a portion of the former Bayview Campground lands. As the vision of the Town Hall site includes the provision of off-site parking, Town Staff determined that it was only sensible to proceed with the final solution.

It is envisioned that approximately 75-80 parking spaces are required for Town Hall. Approximately 40 parking spaces will be able to be accommodated on the site post construction and approximately 4-6 spaces on an improved Mill Street. This leaves a balance of approximately 35 parking spaces. Given the proximity to the Town Hall site and the ability to provide parking much needed parking contiguous to the Georgian Trail and parking that can service Bayview Park, Town Staff are recommending that a portion of the former Bayview Campground site be utilized for parking (Addendum 5). It is acknowledged that an acceptable diversion of the Georgian Trail will be required to accommodate construction. This will be addressed in consultation with the Georgian Trail Board of Management.

To address an aggressive construction schedule, Town Staff are recommending that the design and construction services proceed on the basis of an informal quotation process with it being noted that the cost for design services may be in excess of \$10,000 and that the construction will be in excess of \$10,000. It is further noted that the informal quotation limitation found in the Town's Purchasing Policy is \$10,000.

The recommendation includes reference to "if applicable". The reason for this is that if workload permits, Town Staff may be enlisted to carry-out the design and construction.

### **Agreement – Government of Canada and Province of Ontario**

An Agreement will be required to be entered into between the Town, Government of Canada and the Province of Ontario. Therefore it is recommend that:

Council authorize the Mayor and Clerk to sign an Agreement between the Government of Canada, the Province of Ontario and The Blue Mountains for Infrastructure Stimulus funding for the New Town Hall Facility subject to approval by the Director of Finance and Information Services and the Town Solicitor.

### **C. The Blue Mountains' Strategic Plan**

*"Providing a strong, well managed municipal government."*

*"Ensuring long term financial stability."*

*"Addressing the Town's infrastructure needs."*

### **D. Budget Impact**

As per the contents of this report.

### **E. Addendums**

1. Proposed Capital Project Form – 2009 Approved Budget
2. Proposed Capital Project Form – Option "A"
3. Proposed Capital Project Form – Option "B"
4. Town Hall Site – Construction Staging Requirements
5. Proposed Off-site Parking Location – New Town Hall

David Finbow  
Director, Planning & Building Services



## PROPOSED CAPITAL PROJECT FORM

Department: Administration  
Proposal: **New Town Hall Facility**  
Year of Initiation: 2004  
Year of Completion: 2011  
Submission Date: October 24, 2008  
Submitted by: D. Finbow (on behalf of the Town Hall Steering Committee)

### **A Description**

In the spring of 2004 the Town retained the services of a consultant to prepare a Town Hall Administrative Office Space Needs Analysis. The Consultant concluded that a building of approximately 16,765 square feet was required to meet the Town's projected growth over the next 10 years (2004 – 2014). In the spring of 2007, Town Staff updated this Report and concluded that approximately 18,500 square feet was required with it being noted that the majority of the additional space, approximately 2,000 square feet, was attributable to the delivery of in-house engineering services.

On May 12, 2008 Council authorized Town Staff to proceed with the preliminary/schematic design of a new Town Hall having an area of approximately 18,500 square feet and on May 26, 2008 appointed a Town Hall Steering Committee to provide input to the Design Consultants re site, building elevations and programming. In meetings over the past number of months, it has become apparent that in order to meet the needs of the community as it relates to the site (public washrooms, expandable council chamber), to provide sensible and realistic common areas that would mitigate the impact of disturbances in work environments (central print and storage rooms) and to provide adequate amenities for staff (lunch room, bike storage, change and shower facilities) that a building in the magnitude of 21,000 square feet would be desirable.

The 2008 Proposed Capital Project Form identified the cost of an 18,500 square foot Town Hall as \$4,975,000 (inclusive of land acquisition, engineering, construction, moving, FFE, demolition and site works). This was based on input from a LEED Certified General Contractor/Project Manager who provided a per square foot rate of \$225.00.

With respect to project construction costs, Town Staff note that the Township of Springwater, 2006 Census Population 17,456, recently commenced construction of a LEED Silver Town Hall. The building is approximately 21,000 square feet and the tendered price was \$5.6 million (\$267.00/square foot) excluding site works, landscaping, etc.

The Community's input/vision received to-date and the Sterring Committee's vision of the new Town Hall facility is not in keeping with what is being constructed in Springwater however it is felt that the cost of construction is representative of what we may expect in 2009.

Therefore, for Budget purposes the following assumptions have been made:

<b>Description</b>	<b>Assumption</b>
Proposed Building	21,000 sq ft
Estimated Cost Per Square Foot (LEED Silver)	\$275.00/sq ft
Total Estimated Construction Cost	\$5,775,000
Total Land Assembly/Acquisition Costs (includes costs associated with Parking Lot Expansion Lands, Gas Station, Retail Store and MNR/ORC acquisition)	\$1,000,000
Design Services	\$475,000
Moving Costs	\$50,000
Furniture, Fixtures & Equipment	\$250,000
Demolition of Gas Station, UGT Removal, Retail Store, Town Hall	\$150,000
Site Works, Landscaping	\$250,000
<b>TOTAL</b>	<b>\$7,950,000</b>

**B Purpose**

- To provide adequate Town Hall Administrative Office Space.
- Creating appropriate work environments for Town Staff in order to promote productivity.
- To provide a comprehensive and enhanced community gathering space.
- To demonstrate leadership in environmental design and sustainability.
- To demonstrate leadership in community improvement.

**C The Blue Mountains' Strategic Plan**

Providing a strong, well managed municipal government.

**D Environmental Impacts**

- Promoting an active community.
- Promoting a walkable community.
- Decreasing our energy footprint.

**E Expected Staff Resources/Key Personnel**

Director, Building & By-law/CBO and Town Hall Project Steering Committee

## F Expected Capital Resource Requirements

YEAR	Interim Financing	Land Acquisition	Engineering	Construction	Moving	Furniture, Fixtures & Equipment	Demolition	Site Works, Landscaping
2008		\$875,000(1)	\$50,000					
2009		\$125,000(1)	\$225,000	\$2,775,000			\$50,000	
2010	\$39,000		\$200,000	\$2,420,000	\$50,000	\$250,000		\$150,000
2011	\$187,600			\$580,000			\$100,000	\$100,000
2012	\$218,500							
2013	\$208,200							

(1) Includes Parking Lot expansion lands, former 40 Bridge Street East (Gas Station), 32 Bridge Street East (Retail Store) and MNR/ORC Land acquisition.

## G Estimated Project Costing Economic Driver

Estimate of work

## H Expected Project Timeline

Tender Late Winter 2009

Construction 2009/2010

Commissioning and Occupancy 2010

Deficiencies, completion of site works 2011

## I Expected Operational Resource Requirements

Director, Building & By-law/CBO

Town CAO

## J Proposed Source of Financing & Funding, (in conjunction with Treasury)

YEAR	Taxation	User Fees (Bldg)	User Fees (Water)	User Fees (Sewer)	Capital Reserves	Development Charges	Sale of Town Owned Surplus Land	Debt
2008					\$925,000			
2009					\$1,175,000	\$292,000	\$1,000,000	
2010	\$86,625	\$29,075	\$43,625	\$43,625				\$3,614,050
2011	\$173,250	\$58,150	\$87,250	\$87,250				\$561,700
2012	\$173,250	\$58,150	\$87,250	\$87,250				-\$187,400
2013	\$173,250	\$58,150	\$87,250	\$87,250				-\$197,700

### Notes to Table:

2009 Capital Reserve contribution from Admin Building Reserve \$325,000 (1-124-0000-31005) and Working Capital Reserve \$850,000 (1-124-0000-30900). Allocations of the project costs after sale of land are based on 60% attributable to tax levy (\$4,170,000), 30% to

H

Water and Wastewater Services (\$2,085,000) and 10% Building Department (\$695,000). Taxation component will be funded \$2.1M from reserves and remainder from long term debt along with W&WW and Building debt repayments. Annual payments based on 20 year debenture at 5.5% interest. 2010 repayment based on a half year payment after debenture issuance.

**K Anticipated Cost Savings or Additional Revenues**

Proceeds from the sale of surplus Town Owned Lands and/or Assets will be considered to assist with funding of this project if the funds are deemed eligible for this use.  
Increased productivity attributable to appropriate work environments.  
Anticipated Long Term Energy Savings (Geothermal Heating/Cooling System)

**L Location Map**

**M Attachments**, as applicable

Respectfully submitted by,



D. Finbow



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## PROPOSED CAPITAL PROJECT FORM

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Department: Administration  
Proposal: **New Town Hall Facility OPTION A (Includes Sale of Land)**  
Year of Initiation: 2004  
Year of Completion: 2011  
Submission Date: ~~October 24, 2008~~  
Submitted by: D. Finbow (on behalf of the Town Hall Steering Committee)

### **A Description**

In the spring of 2004 the Town retained the services of a consultant to prepare a Town Hall Administrative Office Space Needs Analysis. The Consultant concluded that a building of approximately 16,765 square feet was required to meet the Town's projected growth over the next 10 years (2004 – 2014). In the spring of 2007, Town Staff updated this Report and concluded that approximately 18,500 square feet was required with it being noted that the majority of the additional space, approximately 2,000 square feet, was attributable to the delivery of in-house engineering services.

On May 12, 2008 Council authorized Town Staff to proceed with the preliminary/schematic design of a new Town Hall having an area of approximately 18,500 square feet and on May 26, 2008 appointed a Town Hall Steering Committee to provide input to the Design Consultants re site, building elevations and programming. In meetings over the past number of months, it has become apparent that in order to meet the needs of the community as it relates to the site (public washrooms, expandable council chamber), to provide sensible and realistic common areas that would mitigate the impact of disturbances in work environments (central print and storage rooms) and to provide adequate amenities for staff (lunch room, bike storage, change and shower facilities) that a building in the magnitude of 21,000 square feet would be desirable.

The 2008 Proposed Capital Project Form identified the cost of an 18,500 square foot Town Hall as \$4,975,000 (inclusive of land acquisition, engineering, construction, moving, FFE, demolition and site works). This was based on input from a LEED Certified General Contractor/Project Manager who provided a per square foot rate of \$225.00.

With respect to project construction costs, Town Staff note that the Township of Springwater, 2006 Census Population 17,456, recently commenced construction of a LEED Silver Town Hall. The building is approximately 21,000 square feet and the tendered price was \$5.6 million (\$267.00/square foot) excluding site works, landscaping, etc.

The Community's input/vision received to-date and the Steering Committee's vision of the new Town Hall facility is not in keeping with what is being constructed in Springwater however it is felt that the cost of construction is representative of what we may expect in 2009.

Therefore, for Budget purposes the following assumptions have been made:

Description	Assumption
Proposed Building	21,000 sq ft
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Total Estimated Construction Cost	\$5,775,000
Total Land Assembly/Acquisition Costs (includes costs associated with Parking Lot Expansion Lands, Gas Station, Retail Store and MNR/ORC acquisition)	\$1,000,000
Design Services	\$475,000
Moving Costs	\$50,000
Furniture, Fixtures & Equipment	\$250,000
Demolition of Gas Station, UGT Removal, Retail Store, Town Hall	\$150,000
Site Works, Landscaping	\$250,000
<b>TOTAL</b>	<b>\$7,950,000</b>

**B Purpose**

- To provide adequate Town Hall Administrative Office Space.
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**C The Blue Mountains' Strategic Plan**

Providing a strong, well managed municipal government.

**D Environmental Impacts**

- Promoting an active community.
- Promoting a walkable community.
- Decreasing our energy footprint.

**E Expected Staff Resources/Key Personnel**

Director, Building & By-law/CBO and Town Hall Project Steering Committee

## F Expected Capital Resource Requirements

YEAR	Interim Financing	Land Acquisition	Engineering	Construction	Moving	Furniture, Fixtures & Equipment	Demolition	Site Works, Landscaping
2008		\$875,000(1)	\$50,000					
2009		\$125,000(1)	\$225,000	\$2,775,000			\$50,000	
2010			\$200,000	\$2,420,000	\$50,000	\$250,000		\$150,000
2011				\$580,000			\$100,000	\$100,000
2012								
2013								

(1) Includes Parking Lot expansion lands, former 40 Bridge Street East (Gas Station), 32 Bridge Street East (Retail Store) and MNR/ORC Land acquisition.

## G Estimated Project Costing Economic Driver

Estimate of work

## H Expected Project Timeline

Tender Late Winter 2009

Construction 2009/2010

Commissioning and Occupancy 2010

Deficiencies, completion of site works 2011

## I Expected Operational Resource Requirements

Director, Building & By-law/CBO

Town CAO

## J Proposed Source of Financing & Funding, (in conjunction with Treasury)

YEAR	Grants	Taxation:	User Fees (Bldg)	User Fees (Water)	User Fees (Sewer)	Capital Reserves	Development Charges	Sale of Town Owned Surplus Land	Debt
2008						\$925,000			
2009	\$750,000					\$1,133,000	\$292,000	\$1,000,000	
2010	\$3,070,000								
2011	\$780,000								
2012									
2013									

### Notes to Table:

2009 Capital Reserve contribution from Admin Building Reserve \$325,000 (1-124-0000-31005) and Working Capital Reserve \$808,000 (1-124-0000-30900). Grant provided from Infrastructure Stimulus Funding confirmed June 2009.

**K Anticipated Cost Savings or Additional Revenues**

Proceeds from the sale of surplus Town Owned Lands and/or Assets will be considered to assist with funding of this project if the funds are deemed eligible for this use.

Increased productivity attributable to appropriate work environments.

Anticipated Long Term Energy Savings (Geothermal Heating/Cooling System)

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**L Location Map**

**M Attachments, as applicable**

Respectfully submitted by,

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D. Finbow



## PROPOSED CAPITAL PROJECT FORM

Department: Administration  
Proposal: **New Town Hall Facility OPTION B (Excludes Sale of Land)**  
Year of Initiation: 2004  
Year of Completion: 2011  
Submission Date: ~~October 21, 2008~~ revised June 25, 2009 by r cummings  
Submitted by: D. Finbow (on behalf of the Town Hall Steering Committee)

### A Description

In the spring of 2004 the Town retained the services of a consultant to prepare a Town Hall Administrative Office Space Needs Analysis. The Consultant concluded that a building of approximately 16,765 square feet was required to meet the Town's projected growth over the next 10 years (2004 – 2014). In the spring of 2007, Town Staff updated this Report and concluded that approximately 18,500 square feet was required with it being noted that the majority of the additional space, approximately 2,000 square feet, was attributable to the delivery of in-house engineering services.

On May 12, 2008 Council authorized Town Staff to proceed with the preliminary/schematic design of a new Town Hall having an area of approximately 18,500 square feet and on May 26, 2008 appointed a Town Hall Steering Committee to provide input to the Design Consultants re site, building elevations and programming. In meetings over the past number of months, it has become apparent that in order to meet the needs of the community as it relates to the site (public washrooms, expandable council chamber), to provide sensible and realistic common areas that would mitigate the impact of disturbances in work environments (central print and storage rooms) and to provide adequate amenities for staff (lunch room, bike storage, change and shower facilities) that a building in the magnitude of 21,000 square feet would be desirable.

The 2008 Proposed Capital Project Form identified the cost of an 18,500 square foot Town Hall as \$4,975,000 (inclusive of land acquisition, engineering, construction, moving, FFE, demolition and site works). This was based on input from a LEED Certified General Contractor/Project Manager who provided a per square foot rate of \$225.00.

With respect to project construction costs, Town Staff note that the Township of Springwater, 2006 Census Population 17,456, recently commenced construction of a LEED Silver Town Hall. The building is approximately 21,000 square feet and the tendered price was \$5.6 million (\$267.00/square foot) excluding site works, landscaping, etc.

Community's input/vision received to-date and the Sterring Committee's vision of the new  
 n Hall facility is not in keeping with what is being constructed in Springwater however it is  
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Total Land Assembly/Acquisition Costs (includes costs associated with Parking Lot Expansion Lands, Gas Station, Retail Store and MNR/ORC acquisition)	\$1,000,000
Design Services	
Moving Costs	\$475,000
Furniture, Fixtures & Equipment	\$50,000
Demolition of Gas Station, UGT Removal, Retail Store, Town Hall	\$250,000
Site Works, Landscaping	\$150,000
<b>TOTAL</b>	<b>\$250,000</b>
	<b>\$7,950,000</b>

**B Purpose**

- To provide adequate Town Hall Administrative Office Space.
- Creating appropriate work environments for Town Staff in order to promote productivity.
- To provide a comprehensive and enhanced community gathering space.
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**C The Blue Mountains' Strategic Plan**

- Providing a strong, well managed municipal government.

**D Environmental Impacts**

- Promoting an active community.
- Promoting a walkable community.
- Decreasing our energy footprint.

**E Expected Staff Resources/Key Personnel**

Director, Building & By-law/CBO and Town Hall Project Steering Committee

## F Expected Capital Resource Requirements

YEAR	Interim Financing	Land Acquisition	Engineering	Construction	Moving	Furniture, Fixtures & Equipment	Demolition	Site Works, Landscaping
2008		\$875,000(1)	\$50,000					
2009		\$125,000(1)	\$225,000	\$2,775,000			\$50,000	
2010			\$200,000	\$2,420,000	\$50,000	\$250,000		\$150,000
2011				\$580,000			\$100,000	\$100,000
2012								
2013								

(1) Includes Parking Lot expansion lands, former 40 Bridge Street East (Gas Station), 32 Bridge Street East (Retail Store) and MNR/ORC Land acquisition.

## G Estimated Project Costing Economic Driver

Estimate of work

## H Expected Project Timeline

Tender Late Winter 2009

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## I Expected Operational Resource Requirements

Director, Building & By-law/CBO

Town CAO

## J Proposed Source of Financing & Funding, (in conjunction with Treasury)

YEAR	Grants	Taxation	User Fees (Bldg)	User Fees (Water)	User Fees (Sewer)	Capital Reserves	Development Charges	Sale of Town Owned Surplus Land	Debt
2008						\$925,000			
2009	\$750,000					\$1,175,000	\$292,000		
2010	\$3,010,679	\$19,873	\$6,670	\$10,008	\$10,008				\$958,000
2011	\$839,321	\$39,745	\$13,340	\$20,016	\$20,016				
2012		\$39,745	\$13,340	\$20,016	\$20,016				
2013		\$39,745	\$13,340	\$20,016	\$20,016				

### Notes to Table:

2009 Capital Reserve contribution from Admin Building Reserve \$325,000 (1-124-0000-31005) and Working Capital Reserve \$850,000 (1-124-0000-30900). Grant provided from Infrastructure Stimulus Funding confirmed June 2009 will be allocated evenly across taxation

base, W&WW and Building. Allocations of the project costs (include interim financing charges) and are based on 60% attributable to tax levy (\$4,170,000), 30% to Water and Wastewater Services (\$2,085,000) and 10% Building Department (\$695,000). Taxation component will be funded \$2.1M from reserves and remainder from grants and long term debt along with W&WW and Building grants, debt repayments. Annual payments based on **15** year debenture at 5.5% interest. 2010 repayment based on a half year payment after debenture issuance.

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**K Anticipated Cost Savings or Additional Revenues**

Grant provided from Infrastructure Stimulus Funding confirmed June 2009.

Increased productivity attributable to appropriate work environments.

Anticipated Long Term Energy Savings (Geothermal Heating/Cooling System)

**L Location Map**

**M Attachments, as applicable**

Respectfully submitted by,

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D. Finbow

**AN AREA**  
**CONSTRUCTION**  
**PROJECT**  
**PROPOSED**

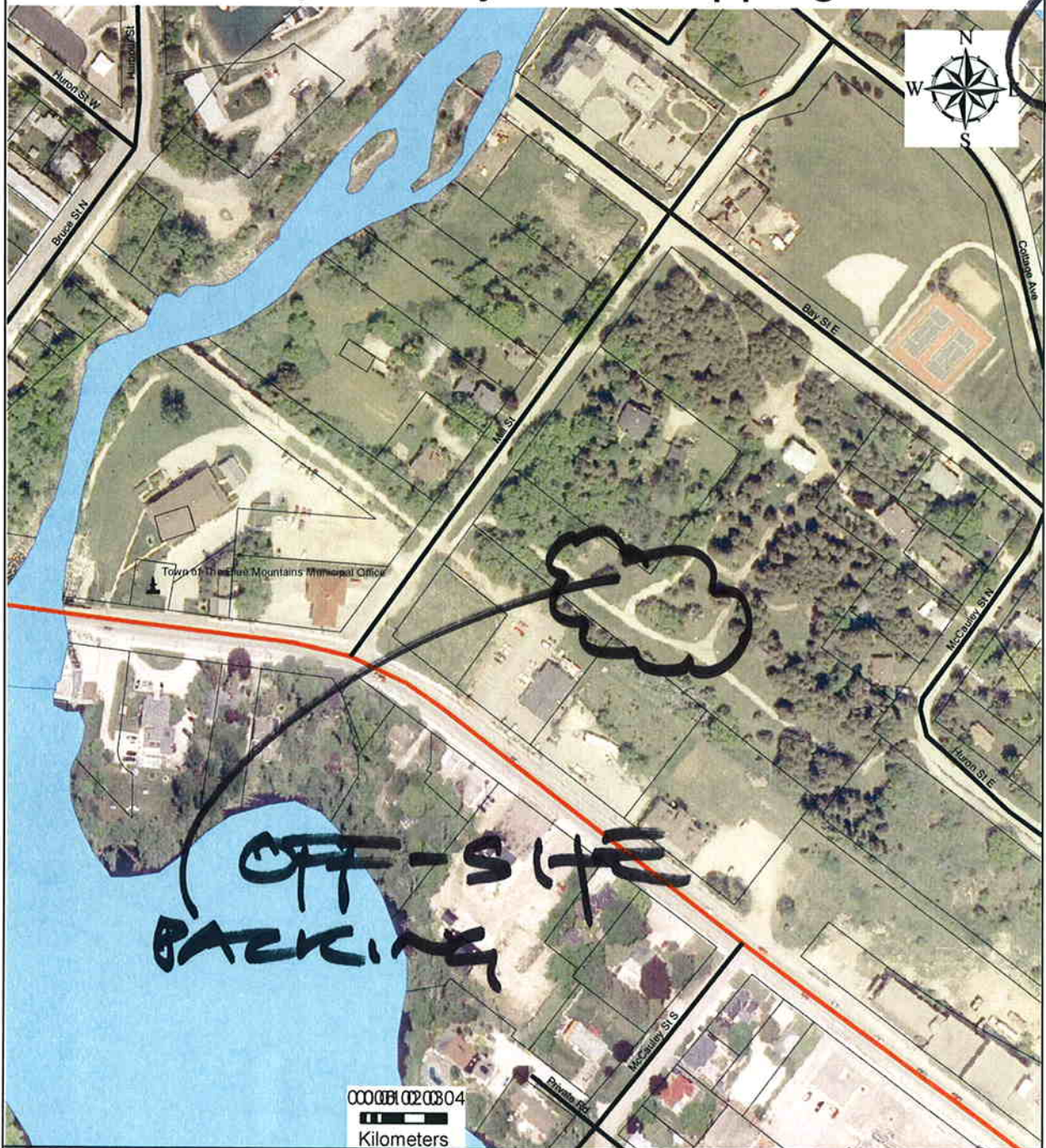


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TOWN OF THE BLUE MOUNTAINS  
THE TOWN OF THE BLUE MOUNTAINS  
TOWN HALL  
SITE PLAN  
ALTERNATE 1  
APRIL 28  
2009

# Grey County Web Mapping

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Legend			
<b>Official Plan - Landuse</b>	<b>Official Plan - Constraints</b>	<b>City of Owen Sound</b>	<b>County Facilities</b>
Wetlands	Known Abandoned Land Fill Site	Municipality of Grey Highlands	Administration
Inland Lakes & Shoreline	Existing Land Fill Site	Municipality of Meaford	Housing and Long Term Care
Agricultural	Cold Water Stream	Municipality of West Grey	Social Services
Hamlet	Cool/Warm Water Stream	Town of Hanover	Transportation and Public Safety
Escarpment Recreation Area	Warm Water Stream	Town of The Blue Mountains	<b>Sand and Gravel Deposits (AIMP)</b>
Niagara Escarpment Plan Area	Cold Water Lake	Township of Chatsworth	Primary
Hazard Lands	Cool/Warm Water Lake	Township of Georgian Bluffs	Secondary
Special Agricultural	Warm Water Lake	Township of Southgate	Tertiary
Urban Fringe	Evaluated Wetlands	Settlements	Highways
Urban	Special Policy (Karst)	Parcels	Regional Roads
Space Extensive Commercial	Earth ANSI	Lots & Concessions	Local Roads
Space Extensive Industrial	Earth Life ANSI	Building Footprints	Open Road Allowance
Mineral Resources Extraction	Life ANSI	Blue Highlands Wind Study Area	Unopened Road Allowance
Rural	Primary Aggregate	Pits & Quarries (MNR)	County Forest Stands
		Deer Wintering Area	Wooded Areas
		County Properties	
		County Forest Trails	

This map is for illustrative purposes only. Do not rely on this map as being a precise indicator of routes, location of features, nor as a guide to navigation. It has not been designated or certified for planning or surveying purposes. This map may contain cartographical errors or omissions.