
**ADMINISTRATION COMMITTEE
AGENDA**

Date of Meeting:	Monday, May 14, 2001	Enquiry:	Patsy Morris
Time:	9:30 a.m.		Administrator
Location:	Committee Room 2		392-9151
	2nd Floor, City Hall		
	100 Queen Street West		
	Toronto		

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

DEPUTATIONS/PRESENTATIONS.

COMMUNICATIONS/REPORTS.

**1. MOVING AHEAD WITH THE MASTER ACCOMMODATION PLAN
(MAP) AND THE DISPOSITION OF METRO HALL.**

Chief Administrative Officer
Commissioner of Corporate Services.
(May 7, 2001)

Attaching a joint report (May 7, 2001) from the Chief Administrative Officer and the Commissioner of Corporate Services, entitled "Moving Ahead with the Master Accommodation Plan (MAP) and the Disposition of Metro Hall" wherein it is recommended that:

- (1) City Council authorize that:
 - (a) the budget for MAP Phase II be changed from the previously approved \$38.2 million to \$43.2 million; and
 - (b) the previously approved City Hall Main Floor renovations project be reduced in scope, such that the amount of \$5 million be redirected from the \$7.7 million previously approved by City Council, to Phase II of the Master Accommodation Plan;

- (2) Option 1(a) for the disposal of Metro Hall as described in this report be approved, subject to successful negotiations being completed between the City and the Toronto District School Board (TDSB) on the City's purchase of the TDSB administrative buildings at 140 Borough Drive and 5050 Yonge Street;
- (3) the City-owned property commonly known as Metro Hall at 55 John Street be declared surplus to municipal requirements and that the property be offered for sale without an asking price through the City appointed real estate consultant/brokers, Royal LePage Commercial Inc., on the open market subject to the appropriate lease and/or leaseback arrangements with the City and the Toronto District School Board (TDSB), and that all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken;
- (4) the Commissioner of Corporate Services be directed to conclude negotiations with the Toronto District School Board (TDSB) on the purchase of the TDSB's administrative buildings at 140 Borough Drive and 5050 Yonge Street, and to report the proposed details directly back to Council for its consideration;
- (5) the Commissioner of Corporate Services be authorized to negotiate the terms of a conditional lease with the Toronto District School Board (TDSB) in respect of a portion of Metro Hall, the terms and conditions of which are to be based on the prevailing market conditions, and to report the proposed details directly back to Council for its consideration;
- (6) the Commissioner of Corporate Services be directed to continue to monitor the Downtown office market for any class "B" office buildings which may be offered for sale and could accommodate the South District office space needs and report thereon with recommendations for appropriate actions to the Administration Committee;
- (7) the Consulting/Listing Agreement between the City and Royal LePage Commercial Inc. for the marketing and sale of Metro Hall be extended for a period of six (6) months from the date that Council approves this report;
- (8) the KiiA Architecture Inc./Rice Brydone Ltd. contract with the City be amended to delete the portion of the services relating to construction management and the contract value not to exceed \$4.8 million be adjusted to a contract value not to exceed \$4.24 million;
- (9) the City enter into a contract with BFC Construction Limited for construction management services for Phase II of the Master Accommodation Plan with a contract value of 2% of the total construction costs not to exceed \$560,000;
- (10) the City enter into a sole-source contract with BFC Construction Limited for the general expenses portion of the construction management process for a contract

value not to exceed \$2.5 million; and, the Commissioner of Corporate Services be authorized to allocate an upset limit of \$2.5 million of the previously approved \$38.2 million as a cash allowance for that purpose; and

- (11) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

IN CAMERA **In Accordance with the Municipal Act, a motion is required for the Committee to meet privately and the reason must be stated.**

IN CAMERA.

**1(a). MASTER ACCOMMODATION PLAN,
FINANCIAL ANALYSIS OF ALTERNATIVES**

Chief Administrative Officer,
Chief Financial Officer and Treasurer
(May 7, 2001)

Confidential report respecting the Master Accommodation Plan and Financial Analysis of Alternatives, such report to be considered in-camera having regard that the subject matter relates to the security of the property of the municipality.