



STAFF REPORT Board Meeting

MEETING DATE: February 2, 2023
REPORT: B.3.1 Gateway Project Update
SUBMITTED BY: Jennifer Bisley, Executive Director

A. Recommendation

THAT The Blue Mountains Attainable Housing Corporation receive Item B.3.1 Gateway Project Update for information.

B. Background

The Gateway Project is the Blue Mountains Attainable Housing Corporation's (BMAHC) first housing development at 171 King Street East and is currently in the pre-construction phase. SHS Consulting is the project development consultant. Project information and prior updates can be found on the project webpage at <https://www.thebluemountainshousing.ca/developments/gateway-attainable-housing-project>.

C. Analysis

Procurement

As previously reported, the [Request for Proposals \(RFP\)](#) for a Design-Builder for the Gateway Project closed on December 2, 2022, with a preferred proponent selected to enter negotiations. Pursuant to Section 2.8 of the RFP, offers provided in submissions are irrevocable and open for acceptance for 90 days from the date of submission.

The selection of a Design-Builder is a key project milestone and Go/No-go decision.

If negotiations are not successful, then the project would be a 'No-Go' as proposed and would require the Board to reconsider its options.

If negotiations result in a notice of award, the project is a 'Go' and moves to the next phase of the design-build process - preliminary design development. BMAHC and the successful proponent would enter into an agreement for the services outlined in RFP Section 1.7.2 expected to be funded through working capital loans and pre-construction grants/loans that have already been approved. This would then bring the project to the next key milestone and Go/No-go decision and the detailed design and construction phase, with the award of a contract conditional on the approval of all financing necessary for a viable project.

A Board decision was expected by the Board in January. However, it was important to the Board that municipal representatives (Municipal Directors) be part of the decision-making process. The January 23, 2023, Council decision to appoint Municipal Directors will allow this process to move forward. It should be noted that the BMAHC bylaws gives the Board of Directors the discretion to

submit any contract, act or transaction for approval or ratification at a Members' meeting, however, they require that the Members authorize the borrowing of money upon the credit of the Corporation, with the Town as Municipal Member holding a supermajority of votes at any Members' meeting.

D. Financial Impact

None