



**SUBJECT:** Robert Bateman Building – Preliminary Design,  
Environmental, Architectural and Engineering Services

**TO:** Mayor and Members of Council

**FROM:** Environment, Infrastructure and Community Services

Report Number: EICS-20-21

Wards Affected: all

File Numbers: 465-01

Date to Council: December 14, 2021

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## **Recommendation:**

Approve funding to an upset limit of \$3,000,000. from the capital purposes reserve fund for ongoing due diligence, environmental, preliminary design, architectural, engineering and project management services for the phased adaptive re-use of the Robert Bateman High School Site.

## **PURPOSE:**

### **Vision to Focus Alignment:**

- Increase economic prosperity and community responsive city growth
- Support sustainable infrastructure and a resilient environment
- Building more citizen engagement, community health and culture
- Deliver customer centric services with a focus on efficiency and technology transformation

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## **Background and Discussion:**

### **Strategy/process**

As Council is aware in June 2021, the Halton District School Board in keeping with O. Reg 444/98, declared the Robert Bateman site as surplus to the school boards future needs. In keeping with Council's direction to pursue the property acquisition of Robert

Bateman High School (as per the June 24<sup>th</sup> media release), staff have utilized a portion of the approved 2021 Burlington Lands Partnership (BLP) funding to undertake preliminary due diligence under guidance of a joint City/Brock project management structure.

In July 2021, the City and Brock University (“the partner”) jointly procured Colliers Project Leaders to complete the preliminary due diligence for the project which continues to date as a work in progress.

Updates on the Bateman site were presented via confidential CSSRA reports CM-25-21: Robert Bateman Building – Preliminary Design, Environmental, Architectural and Engineering Services and report L-26-21: Confidential update on a real estate matter on November 10, 2021. Further updates were presented via EICS report CM-26-21: Robert Bateman High School Surplus School Site Update on November 15, 2021, and included an update presentation to inform Committee of the City of Burlington’s interest in the Robert Bateman High School surplus school site. Subsequently on December 6, 2021 confidential report L-32-21: real estate matter - Robert Bateman High School was approved providing direction to submit a formal offer to purchase the Robert Bateman High School site.

This report serves primarily to request endorsement from Committee to approve funding for ongoing due diligence, environmental, preliminary design, architectural, engineering and project management services to an upset limit of \$3.0 million from the capital purposes reserve fund for the proposed adaptive reuse of the Robert Bateman High School building. The procurement for these services will be awarded in phases related to facility design development to accommodate Council approved future uses.

To meet the project schedule, subject to Council approval of this report, an RFP for professional services would be issued in December 2021 with a closing date and award mid/late January 2022. Staff will provide a verbal update on this process in parallel with an update on the purchase of the site at the January 13, 2022, Environment, Infrastructure and Community Services Committee meeting. Once awarded, the initial commitment for Phase 1 by the City would be with an upset limit of \$500,000 to complete the necessary work required to meet the partners schedule for tenancy in the building by the summer of 2023 to accommodate their new Burlington Faculty of Education campus. Due to the proposed timing this initial design work will need to proceed and would be an incurred or sunk cost based on the assumption that the purchase of the Robert Bateman High School site will be successfully completed/finalized by the city. As Council is aware, the City of Burlington is the sole bidder for the site under HDSB’s legislated surplus land disposal process.

A draft timeline for the adaptive reuse of the Bateman site to meet the partners schedule is included in Appendix A. A breakdown of the work to be completed in the subsequent phases include:

- A continuation of the due diligence reports and studies to help inform the offer to purchase the site (e.g., business case)
- Additional reports and studies (e.g., topography, legal survey, designated substance, and arborist)
- Public engagement (e.g., unassigned spaces, programming, and areas external to the building)
- Conceptual design
- Base building design and associated site services
- Parking requirements and configuration on the site

The next steps to procure the consulting services are as follows:

- Issue competitive RFP for professional consulting services in December 2021
- Verbal update to Environment, Infrastructure and Community Services Committee January 13, 2022, on RFP process
- Award RFP for consulting services mid-January 2022
- A business plan with Class D costing will be presented to Council in Q1 2022 to help inform the final offer to purchase the Bateman site and also confirm proposed uses and related facility financial/business plan
- Conceptual designs and Class C costing in Q2 2022

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## **Financial Matters:**

This report requests endorsement from Council to continue with environmental, preliminary design, and architectural and engineering services to an upset limit of \$3.0 million from the capital purposes reserve fund. Staff intend to award the professional consulting work in phases with the initial commitment by the City to be awarded with an upset limit of \$500,000 to complete the initial work required to meet our partners' schedule. The balance in the capital purposes reserve fund is currently \$5.917 million.

To date Colliers Project Leaders, has completed very high-level design options for the adaptive reuse of the facility. With the procurement of professional architectural services as recommended, the design for the facility will be advanced at a level of detail to both

confirm opportunities for future tenants/uses, including new City of Burlington Community Centre space, as well as proposed capital costing.

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## **Climate Implications**

The adaptive reuse of the Robert Bateman High School will include upgrading and replacing old, end of life building systems which will reduce the energy consumption and related GHG emissions from this building. The costing as presented does not however, include works to make the building net carbon neutral.

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## **Engagement Matters:**

Preliminary engagement has occurred with key stakeholders and partners. As part of the scope of work outlined in the RFP, a public engagement plan will be developed and delivered in the future as a fundamental component of the environmental, preliminary design, and architectural and engineering services.

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## **Conclusion:**

The report requests approval for funding the necessary ongoing due diligence and design work for the phased adaptive reuse of the Robert Bateman High School site for the benefit of current and future generations of Burlington residents.

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Respectfully submitted,

Ken Pirhonen

Manager of Facility Assets

Ext. 7408

## **Appendix**

A: Draft Timeline for the Adaptive Reuse of the Bateman site

**Report Approval:**

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer, and the Executive Director of Legal Services & Corporation Counsel.

### Appendix A: Draft Timeline for the Adaptive Reuse of the Bateman site

#### PHASE 1: Brock University, Library, TechPlace

(Subject to approval of the facility business plan as it relates to the Library, TechPlace and City of Burlington uses)

| Major tasks and Milestones                 |               | 21  | 2022 |     |     |     |     |     |     |     |     |     |     |     | 2023 |     |     |     |     |     |     |     |     |     |     |     |
|--------------------------------------------|---------------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|                                            |               | Q4  | Q1   |     |     | Q2  |     |     | Q3  |     |     | Q4  |     |     | Q1   |     |     | Q2  |     |     | Q3  |     |     | Q4  |     |     |
|                                            |               | DEC | JAN  | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN  | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| Issue Consultant RFP                       | Dec. 15, 2021 |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| Award Consulting Contract                  | Jan. 25, 2022 |     | ◇    |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| Design Start Date                          | Feb. 01, 2022 |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| Construction Start                         | Oct. 18, 2022 |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| Brock Occupancy                            | May. 19, 2023 |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     | ◇   |     |     |     |     |     |     |     |     |
| Library Occupancy                          | Aug. 23, 2023 |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     | ◇   |     |     |     |     |     |     |
| TechPlace Occupancy                        | Aug. 23, 2023 |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     | ◇   |     |     |     |     |     |     |
| City of Burlington Future Community Centre | TBD           |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| Other Potential Community Partner Uses     | TBD           |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |