

Item: 1



## VMC Sub-Committee - Report

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**DATE:** Tuesday, February 13, 2018

**WARD(S):** 4

### **TITLE: EDGELEY POND AND PARK PROJECT UPDATE**

**FROM:** Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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#### **Purpose**

To provide an update on the status of the detailed design, project budget and implementation plan for the Edgeley Pond and Park project.

#### **Recommendations**

1. THAT this report and the presentation by DTAH and WSP Canada, be received.

#### **Report Highlights**

- The design of the Edgeley Pond and Park project has advanced to the 60% completion stage.
- A value engineering exercise was completed between the 30% and 60% design stages to evaluate the function, cost, and objectives of the design with the purpose of reducing the overall project cost and to reduce the risk of future cost escalations.
- Based on the current 60% design, phase 1 of the project is estimated to cost \$23.8 million, which exceeds the current budget.
- Staff will report to a future Finance, Administration and Audit Committee Meeting once the 90% design cost estimate is prepared and budget amendment funding options are fully assessed.
- The City recently received a \$2.47 million grant funding through the Clean Water and Wastewater Fund for this project.

## **Background**

**The Edgeley Pond and Park is one of the most complex projects that the City has undertaken, with a design that responds to a wide range of stakeholder needs while resolving challenging technical requirements.**

The Edgeley Pond and Park project is a first-of-its-kind project for Vaughan. The goal of the project is to build an iconic and sustainable open space at the centre of the new downtown, the Vaughan Metropolitan Centre (VMC).

Through this project, the City is advancing the construction of essential storm water infrastructure to manage flooding risks and unlock development potential, while creating a signature public destination that captures the imagination of all VMC residents and visitors within a green environment.

The scope of the Edgeley Pond and Park design is larger than solving water management issues – it is also about exploring innovative landscape approaches that integrate a multilayered and complex passive recreation network within the pond area, while creating a strong public realm connection with the emerging urban context.

This visionary design will be implemented over time. The first phase of the project has been scoped to address immediate flooding mitigation works, while providing the beginnings of public space for use and activation by residents and visitors of the VMC.

The design of the Edgeley Pond and Park was initiated in 2017 with the objective of commencing construction in 2018.

## **Analysis and Options**

**The detailed design of the Edgeley Pond and Park has advanced to the 60% completion stage**

Since the last update report to the VMC Sub-Committee in October 2017, the City's consulting team has advanced the project to a 60% detailed design submission stage. Through the design process, a value engineering exercise was completed between the 30% and 60% design stages to evaluate the function, cost, and objectives of the design with the purpose of reducing the overall project cost and to reduce the risk of future cost escalations.

The 60% detailed design drawing package also includes a phasing strategy to facilitate the construction of areas of the project that can be undertaken immediately, and implement a plan for construction of future areas of the project that will be completed in coordination with adjacent private development projects.

Regular design coordination meetings with the Technical Advisory Committee (TAC), external partnering agencies and adjacent landowners continue to provide significant feedback as the design nears completion. In addition, focused meetings with adjacent

landowners are still being organized to coordinate project details and construction activities.

Early consultation with aquatic habitat review agencies has been initiated to coordinate design efforts, and expedite the timely review and issuance of permits with appropriate external public agencies. These agencies include the Toronto Region Conservation Authority (TRCA), the Ministry of Natural Resources and Forestry, the Ministry of the Environment and Climate Change and the Department of Fisheries and Oceans.

### **The 60% design package includes a project phasing plan**

The project will be constructed in at least two phases. Phase 1 includes all civil works required to manage storm water functionality and unlock development potential. Phase 2 will include the construction of two major pedestrian/cycling bridges and the north-east creek bank adjacent to the future linear park. Phase 2 works can be implemented when the park lands immediately adjacent to the east of the pond become available. Once Phase 2 can be constructed, a detailed cost estimate will be completed to inform future budget requests.

### **Cost control measures have been employed throughout the project**

Extensive cost control measures have been implemented to ensure that the net value of the planned assets is cost effective without compromising the engineering function and recreational integrity of the project. The design went through a detailed value engineering process between the 30% and 60% design stages that resulted in a \$5.6 million overall cost reduction.

The cost estimate prepared in conjunction with the 60% design submission sets the total cost of Phase 1 at \$23.8 million inclusive of contingencies, administrative recovery and HST costs, which exceeds the current budget envelope for the project. The updated cost estimate revealed that the civil works required to mitigate flooding are more expensive than had been allocated in the Black Creek Financial Strategy (BCFS). Other components of the project came in under budget. Based on the complex funding methodology that was established through the BCFS, reallocation of funds from one construction component to another to offset and reapportion surplus funds is limited as discussed further under the financial section of this report

### **An Operation and Maintenance Manual is being prepared in conjunction with the design exercise**

Parallel with the design process, the consulting team is also developing an Operations and Maintenance (O&M) Manual where standard tasks are developed for typical grounds-keeping and periodic maintenance, and for the maintenance and restoration of the site after a substantial rain event. Safety measure protocols will also be incorporated into the design and detailed in the O&M Manual. This will allow for proper forecasting of maintenance activities and costs over time.

## **A contractor pre-qualification bid process has been initiated**

As part of the project implementation plan, a contractor pre-qualification process is being undertaken with the objective of identifying a list of qualified contractors with experience in projects of similar size and scope. The qualified contractors will be invited to bid on the future public tender process for the Edgeley Pond and Park project.

## **The design of the Edgeley Pond and Park project will be completed in Q2-2018**

The detailed design will be advance to 90% over the next several months. In addition, staff will:

- Close the contractor pre-qualification Bid process on February 20<sup>th</sup>
- Report to the Finance, Administration and Audit Committee in April 2018 with the project budget amendment request
- Pursue the necessary permits and approvals
- Prepare tender documentation by the end of May 2018.
- Report to VMC Sub-Committee in June 2018 with a project update and details on the final project design, tendering and construction schedule

## **Previous Reports/Authority**

[Edgeley Pond and Park Project update Ward 4Vaughan Metropolitan Centre June 2016](#)

[Edgeley Pond and Park Project Award of Contract Ward 4 Vaughan Metropolitan Centre September 2016](#)

[Edgeley Pond and Park Project update Ward 4Vaughan Metropolitan Centre June 2017](#)

[Edgeley Pond and Park Project update Ward 4 Vaughan Metropolitan Centre October 2017](#)

## **Financial Impact**

The design of the Edgeley Pond and Park is being funded from capital projects DT-7121-13. The construction of the Edgeley Pond and Park project is a component of the Black Creek Financial Strategy (BCFS), which was approved by Council in May 2016. Capital project DE-7175-17 for the construction of the Edgeley Pond and Park was approved with a project budget of \$21.1 million with funding aligned with the BCFS. This budget contains funding for some items that will not be constructed as part of Phase 1. Once these items are excluded, the resulting budget for Phase 1 is \$20.4 million, which is in line with the BCFS.

The cost estimate prepared in conjunction with the 60% design submission sets the total cost of Phase 1 at \$23.8 million inclusive of contingencies, administrative recovery

and HST costs. The cost increase is mainly attributable to the design of storm water management and civil components of the project and the preservation of certain natural heritage features.

When compared to the overall budget, the increase in project cost is \$3.4 million, however, given that the BCFS is based on a funding allocation methodology, the project budget must be assessed based on the allocation of funding by project component. Based on this assessment, the budget shortfall is potentially higher at \$6.64 million. This is because based on the BCFS funding allocation methodology, in areas where cost savings have been realized in certain project components, these savings cannot be reallocated to project components that are experiencing a shortfall.

The City has successfully secured Clean Water and Wastewater Fund (CWWF) grant funding of \$2.47 million for this project.

Staff will report to a future Finance, Administration and Audit Committee once the 90% design cost estimate has been finalized and budget amendment funding options are fully assessed.

### **Broader Regional Impacts/Considerations**

The development of the Edgeley Pond and Park supports the Region of York Official Plan vision of building sustainable communities where the natural environment is protected and enhanced, while promoting the health and well-being of residents in accessible and safe communities.

The Edgeley Pond and Park combines essential storm water management infrastructure with valuable open space that will provide passive recreation to the Vaughan Metropolitan Centre residents and visitors. This and other design considerations are in accordance to the Region's Official Plan objectives related to storm water management, creating healthy and vibrant communities within high density areas – designated regional centres.

The Region of York is being consulted as a key stakeholder and commenting agency throughout the detailed design process.

### **Conclusion**

The design of the Edgeley Pond and Park project has advanced to a 60% completion stage. As part of the design exercise, a comprehensive value engineering analysis and cost estimate were completed, which identified certain key civil components of the project-mainly related to flood management-are expected to exceed the approved project budget envelope. Staff will report to a future Finance, Administration and Audit Committee once the 90% design cost estimate has been finalized and budget amendment funding options are fully assessed.

The detailed design will be advance to 90% over the next several months with the objective of tendering the project to qualified contractors in June 2018.

This report was prepared in consultation with the following staff:

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### **Attachments**

None

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