

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 4, Report No. 12, of the Finance and Administration Committee, which was adopted without amendment by the Council of the City of Vaughan on October 29, 2013.

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**CONTRACT AMENDMENTS TO SSA12-519 AND SSA12-520
RESPECTING THE FINALIZATION OF TASKS
FOR THE VAUGHAN HEALTHCARE CENTRE PRECINCT PLAN
– PLANNING AND ENGINEERING SERVICES
WARD 1**

The Finance and Administration Committee recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Commissioner of Engineering and Public Works, dated October 21, 2013:

Recommendation

The Commissioner of Planning, and the Commissioner of Engineering and Public Works in consultation with the Acting Commissioner of Finance, Director of Purchasing Services and the Commissioner of Legal & Administrative Services/City Solicitor, recommend that:

1. The contract with Cole Engineering Inc. (SSA12-519) for engineering services to complete the current contract for the Vaughan Healthcare Centre Precinct Plan be increased by \$132,500 (plus applicable taxes) to reflect the costs of additional engineering work to (a) address Mackenzie Health's evolving site footprint desires, and (b) complete the draft plan of subdivision and zoning on an accelerated timeline in reflection of Mackenzie Health's hospital implementation schedule; and
2. The contract with Malone Given Parsons ("MGP") Ltd. (SSA12-520) for planning services to complete the current contract for the Vaughan Healthcare Centre Precinct Plan be increased by \$90,000 (plus applicable taxes) to reflect the costs of additional planning work to (a) address Mackenzie Health's evolving site footprint desires, and (b) complete the draft plan of subdivision and zoning on an accelerated timeline in reflection of Mackenzie Health's hospital implementation schedule; and
3. That contract change order amendment be executed with Cole Engineering Inc. and Malone Given Parsons ("MGP") Ltd for the balances illustrated in recommendation 1 and 2; and
4. That a contingency allowance in the amount of \$19,875 (plus applicable taxes) be approved, for which the Commissioner of Engineering and Public Works or his designate be authorized to approve contract amendments Cole Engineering Inc.; and
5. That a contingency allowance in the amount of \$13,500 (plus applicable taxes) be approved, for which the Commissioner of Planning or his designate be authorized to approve contract amendments with Malone Given Parsons ("MGP") Ltd.; and
6. That the above amounts plus applicable administration recovery be funded from the approved Vaughan Hospital Land Development Capital Project CO-0054-09.

Contribution to Sustainability

Green Directions Vaughan was approved by Council in April 2009. It is the City's Community Sustainability and Environmental Master Plan and is one of the foundations for the Precinct Plan. It is designed to guide the community toward a more sustainable future by addressing environmental, cultural, social and economic issues. The goals, objectives and action items of Green Directions were considered in the preparation of the Plan. Under Objective 4.1 (To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and

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heritage), action 4.1.8 states that the City is to provide continuing support for the development of a future hospital for Vaughan.

The preparation of the Precinct Plan and its implementation are necessary steps in ensuring that the City's sustainability objectives will be met in regard to the timely delivery of the hospital, securing the resulting healthcare services for the broader community, achieving the related economic benefits and the application of sustainable development measures.

Economic Impact

The changes in scope identified in this report require contract amendments in the amount of \$222,500. Due to the time sensitive nature, a 15% contingency allowance in the amount of \$33,375 is required to ensure any unanticipated project requirements can be met. As illustrated in Table 1, the funding for this work, plus contingency, applicable taxes and administration recovery, will be drawn from the approved Vaughan Hospital Land Development Capital Project CO-0054-09.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to obtain Council's approval for:

1. An increase of \$132,500 (plus applicable taxes) to the currently approved contract with Cole Engineering Inc. for engineering services (SSA12-519) to complete the Vaughan Healthcare Centre Precinct Plan, the associated draft plan of subdivision and rezoning work;
2. An increase of \$90,000 (plus applicable taxes) to the currently approved contract with Malone Given Parsons, Ltd. for planning services (SSA12-520) to complete the Vaughan Healthcare Centre Precinct Plan, the associated draft plan of subdivision and rezoning work; and
3. A contingency allowance in the amount of \$33,375 (plus applicable taxes) is required to ensure any unanticipated project requirements can be accomplished.

Background – Analysis and Options

On May 29, 2012 Council approved the following:

"That staff be authorized to retain the consulting team of Malone Given Parsons Ltd. and Cole Engineering Group Ltd. to complete the Precinct Plan, subject to staff finalizing the Terms of Reference and establishing the project cost satisfactory to the Commissioner of Planning and the Commissioner of Engineering and Public Works."

The original contract prices for the services to be provided by the consulting team members were based on the then-envisioned development pattern which envisioned an approximate 40 acre hospital site footprint with frontage on Jane Street only, and bordering the northern boundary of the City's property. Concurrent with the City's Precinct Planning process, Mackenzie Health has also been undertaking additional planning for the Mackenzie Vaughan hospital site.

The evolution of the Mackenzie Health planning significantly impacted the City's Precinct planning effort in two significant ways:

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Firstly, the location of the hospital site footprint was repositioned to include significant frontage on Major Mackenzie Drive along the southern boundary of the eastern half of the site. This repositioning was approved by a Vaughan Council resolution dated December 11, 2012.

Secondly, and impacting the Precinct Plan effort even more significantly, Mackenzie Health's thinking evolved in reflection of Mackenzie Health's interpretation of the Ministry of Health and Long Term Care (MOHLTC) planning policy and guidelines to include a desire for an additional potential 10 acres to be contiguous with the initial 40 acre hospital site.

Mackenzie Health with City support has been successful at significantly accelerating the implementation timeline for the new Mackenzie Vaughan Hospital, and as a result the required draft plan of subdivision and zoning by-law with supporting studies must now be completed by Spring of 2014 in order to ensure delivery of an unencumbered hospital site.

Achievements to Date:

Since the engagement of the Development Facilitator/Consultant, PRISM Partners Inc. ("PRISM"), in September 2012, and working with City staff, Cole and MGP, have made significant progress in advancing the municipal planning requirements related to the 82-acre site.

Working together, Mackenzie Health and its consultants, City Staff, PRISM Partners Inc., Cole Engineering Inc. and Malone Given Parsons Ltd. have worked to address the issues associated with the Cedar Fair Easement Agreement, responded to Mackenzie Health's request for an alternate location on the site for the new hospital, and have completed extensive additional efforts to balance the many competing planning, servicing and transportation objectives in consideration of Mackenzie Health's evolving hospital footprint requirements.

The scope of these evolving requirements associated with protecting for the possibility of an additional 10 acres contiguous to the originally envisioned 40 acres, and reflecting Mackenzie Health's interpretation of MOHLTC requirements, resulted in the development, technical evaluation, and review/negotiation of a large number of new alternative layouts. This work required preparation for, attendance at, and follow-up after numerous meetings and workshops with Mackenzie Health's representatives and other stakeholders.

While this extensive and joint planning effort has been critical to achieving a well thought-out and more detailed Precinct Plan, it has added to the scope, timeline and costs for the City's consultants.

Recommended Changes

a) Adjustments to Approved Contract for additional Tasks Completed for the Preparation of the Precinct Plan

Since the original retention of MGP Ltd. and Cole Engineering, a number of unanticipated services have been provided. These additional tasks included:

- Increased frequency and number of meetings with Mackenzie Health and agencies due to changing assumptions and need to address traffic concerns including additional meetings with Mackenzie Health traffic consultant, and B.A. Group (sub consultant for Mackenzie Health) related to proposed road infrastructure. This also included meetings with Cedar Fair (operators of Canada's Wonderland) in order to respond to comments and questions dealing with the traffic and site servicing options;

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- The preparation of more than 20 renditions of the concept plan for the Precinct in response to the street network modifications and requests negotiated with key stakeholders including Cedar Fair, Mackenzie Health, the Ministry of Health and Long Term Care and Infrastructure Ontario as provided through Mackenzie Health at the Joint Coordination Committee Meetings. This also required Cole Engineering to provide supplementary preliminary traffic and servicing analysis for each rendition of the concept plan. A number of concept plans were developed as a result of the number of changes to the internal road pattern, the road access points for Canada's Wonderland, options to the location and size of stormwater ponds, and changes to the location and design of the stream channel to reflect ongoing discussions with TRCA taking into account infrastructure considerations;
- A number of workshops that were not included in the original scope of work to address concerns with urban design, road location and access issues;
- A more detailed Precinct Plan document which includes detailed urban design guidelines to reflect issues identified by stakeholders that were not initially contemplated in the original contract;
- Stakeholder and community input through the public hearing on September 3, 2013 resulted in requirements to re-examine heights and finalization of road configuration;
- Additional technical working meetings required with City staff, Mackenzie Health, B.A. Group, R.V. Anderson, and Canada's Wonderland in order to respond to comments and questions dealing with the traffic and site servicing options;
- Additional work required to respond to comments that were provided by the Ministry of Health and Long Term Care and Infrastructure Ontario through Mackenzie Health.

These additional tasks resulted in extra meetings, technical reviews and the preparation of multiple drafts of the Concept Plan in addition to policy provision revisions leading up to finalization of the Precinct Plan.

An estimated additional \$50,000 (plus applicable taxes) will be required to cover additional planning services led by MGP Ltd. and, \$77,500 (plus applicable taxes) for engineering work led by Cole Engineering Inc. to finalize the Precinct Plan and implement the Draft Plan of Subdivision and Zoning By-law taking into account stakeholder considerations.

A substantial amount of work remains to complete the Precinct Plan and carry it through the Development Planning (Draft Plan of Subdivision and Zoning) process. Therefore, it is recommended that Contract Change Order(s) be executed to effect the additional requirements to implement the Draft Plan and Zoning By-law and to complete the Precinct Plan.

b) Adjustments to Approved Contract for additional Tasks to be completed for the Preparation and Submission of the Subdivision and Zoning Applications

The work required to finalize the Vaughan Healthcare Center Precinct Plan and to implement the draft plan of subdivision and zoning by-law on an accelerated schedule taking into account new considerations from Mackenzie Health exceeds what was

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originally set out in the project scope and contracts approved by Council. In this regard, both MGP Ltd. and Cole Engineering Inc. have been asked to provide the City with a proposal for additional services, in relation to the City's requirements. These additional tasks have been reviewed and endorsed by the City's Development Facilitator (PRISM Partners Inc.) (Attachment 2):

Planning Services Proposed by Malone Given Parsons beyond the Current Contract:

- (i) Attendance of meetings with Planning and Engineering consultants and internal staff for bi-weekly meetings for development planning application process related matters;
- (ii) Attendance of meetings with Planning and Engineering consultants and the Ministry's PDC teams for development planning application process related matters;
- (iii) Preparation of presentation material for two public meetings (Planning and Engineering);
- (iv) Further policy and mapping adjustments;
- (v) Preparation of cost sharing formula to be included in the 'Land Owners Agreement';

In total, the estimated cost of these additional tasks is \$40,000 (plus applicable taxes).

Engineering Services Proposed by Cole Engineering beyond the Current Contract:

- (i) Preparation of a technical schedule of activities associated with engineering detailed design approvals required to develop an Infrastructure Implementation Strategy;
- (ii) Develop cost sharing formula options based on the final precinct plan;
- (iii) Develop preliminary cost analysis for all infrastructure based on prior commitments for the City's obligations related to Cedar Fair and replacement easements, establish phasing for onsite works in order to meet time commitments as determined by Mackenzie Health, MOHLTC and IO for the hospital, and remainder of the City owned lands.
- (iv) Provide technical engineering assistance as required by the Planning Design and Compliance (PDC) team as it relates to the Mackenzie Health Master Plan update and Master Site Plan application.

In total, the estimated cost of these additional tasks is \$55,000 (plus applicable taxes).

To illustrate the combined financial implication of the above pressures the table below is provided:

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Financial Summary Table – 1

	Cole Engineering Inc			Malone Given Parson			Total
	Original	Amendment	Revised	Original	Amendment	Revised	Amendmen
Services	207,050	132,500	339,550	227,975	90,000	317,975	222,500
HST (13%)	26,917	17,225	44,142	29,637	11,700	41,337	28,925
Contract Total	233,967	149,725	383,692	257,612	101,700	359,312	251,425
Contingency (15%)		19,875	19,875		13,500	13,500	33,375
HST (13%)		2,584	2,584		1,755	1,755	4,339
Contingency Total		22,459	22,459		15,255	15,255	289,139
(less Refundable HST)	(23,272)	(17,127)	(40,399)	(25,624)	(11,633)	(37,258)	(28,760)
	210,694	155,057	365,751	231,988	105,322	337,309	260,378
3% Admin Recovery	6,321	4,652	10,973	6,960	3,160	10,119	7,811
Capital Project Funding	217,015	159,709	376,723	238,947	108,481	347,429	268,190
Expenses to Date	(195,696)		(195,696)	(217,770)		(217,770)	0
Commitments to Date	(21,319)		(21,319)	(21,177)		(21,177)	0
Remaining Funds	0	159,709	159,709	0	108,481	108,481	268,190

Relationship to Vaughan Vision 2020/Strategic Plan

The Vaughan Healthcare Centre Precinct Plan is consistent with priorities set by Council in the Vaughan Vision 2020 Plan and in particular with the City's commitment to Enhance and Ensure Community Safety, Health and Wellness, by providing "continued support for the development of a future hospital for Vaughan and continue to work with other levels of government and the Vaughan Health Campus of Care to provide comprehensive and integrated health care to residents".

Regional Implications

There are no Regional implications as a result of this report.

Conclusion

The work on the Vaughan Healthcare Centre Precinct Plan is close to completion, but the work will exceed the approved contract amounts with MGP Ltd. and Cole Engineering Inc. This is related to the need to address issues raised by stakeholders in consideration of the many implications of servicing and the evolving hospital site-related issues, all while meeting Mackenzie Health's accelerated hospital implementation timelines.

The proposed contract amendments to both SSA12-519 ("Cole Engineering Inc.") and SSA12-520 ("Malone Given Parsons Ltd.") also include funding required for additional work in the preparation and finalization of the draft plan of subdivision and zoning by-law to implement the Precinct Plan. The contract amendments and associated project scope changes are provided within the report. The amounts outlined in the Table 1 can be funded from the approved Vaughan Hospital Land Development Capital Project CO-0054-09.

Attachments

1. Location Map – Vaughan Healthcare Centre Precinct Plan
2. PRISM Partners Inc. Letter of Endorsement to City of Vaughan

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)