

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 31, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

**31 RFP12-304 CONSULTING SERVICES – DEVELOPMENT FACILITATOR
 VAUGHAN HEALTHCARE CENTRE PRECINCT PLAN
 WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, the Commissioner of Planning, the Commissioner of Engineering & Public Works, and the Commissioner of Legal & Administrative Services/City Solicitor, dated April 29, 2014:

Recommendation

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

- 1) That additional services within the original scope of services for the Development Facilitator for the City of Vaughan Healthcare Centre Plan be approved.
- 2) That additional funding in the amount of \$180,000 plus a 10% contingency of \$18,000 plus HST and reimbursable disbursements be approved for Development Facilitator Services.
- 3) That staff be authorized to approve necessary contract documentation and change orders with approved additional funding.

Contribution to Sustainability

Ensuring a development plan which supports the timely hospital development and maximizes economic development opportunities helps achieve the community objectives of providing health care and economic development on the lands.

Economic Impact

There is no economic impact as the current capital project CO-0054 has sufficient funds for the services to be completed.

Communications Plan

Not applicable

Purpose

The purpose of this report is to seek Council approval for a contract extension for additional services within the original scope of the services for the Development Facilitator for the Vaughan Healthcare Centre Plan project.

Background - Analysis and Options

On September 25, 2012, Council approved the award of RFP12-304 for a Development Facilitator to PRISM Partners Inc. to act as the project management lead and facilitate the coordination and site servicing of the lands at the northwest quadrant of Major Mackenzie Drive and Jane Street, for the hospital project. The amount of the award was \$300,000 with a \$30,000 contingency.

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The original assignment focused on PRISM providing project management services and oversight of the planning and engineering consultants working on the development of the City's Precinct Plan for the lands at the northwest quadrant of Major Mackenzie Drive and Jane Street.

Shortly after the original retention of PRISM, a number of additional services were required related to an acceleration of the development timeline for the hospital portion of these Precinct lands. As a result, PRISM successfully assumed a more significant role in facilitating the coordination between the City and Mackenzie Health as set out below:

1. Developing the framework for, chairing and providing oversight to the ongoing activities of the Joint Co-ordinating Committee ("JCC"), comprised of senior executives of the City and Mackenzie Health
2. Developing the framework for the Co-operation Agreement between the City and Mackenzie Health.
3. Supporting the City and Mackenzie Health with the Infrastructure Ontario: Project Readiness Assessment.
4. Assisting with the development of the Land Bridging Agreement

Based on the intensification of the work involved with the new Mackenzie Vaughan Hospital through the next phases of the provincial hospital development process, an additional scope of work was approved by Council, allowing PRISM to provide the City with professional assistance in relation to the City's requirements/role in support of Mackenzie Health's Design-Build-Finance-Maintain process for the new Mackenzie Vaughan Hospital. The additional increase to the PRISM contract was \$168,000 plus a 10% contingency of \$16,800 plus HST and reimbursable disbursements.

Current Request

Significant progress has been made on the Mackenzie Vaughan Hospital project, however the timelines to complete the various aspects remain very tight, with the expected release of the Hospital RFP scheduled for September 2014. The Hospital Precinct Plan has been approved, and a number of critical aspects of the project, such as the Ground Lease, Zoning By-law amendment, draft plan of subdivision, Infrastructure Strategy and Implementation Plan and the stage 1 Site Plan Approval are well underway, but must be completed prior to the release of the Hospital RFP in September.

Through the Co-operation Agreement entered into with Mackenzie Health, the City agreed to engage PRISM as the development Facilitator to chair and facilitate the work of the JCC. Although staff have taken steps to streamline the extent of involvement of the Development Facilitator on a go forward basis, due to the significant critical work still ahead and the continuing need for professional advice and assistance, staff recommend that the PRISM contract be increased by \$180,000 plus a 10% contingency of \$18,000 plus HST and reimbursable disbursements. Given the necessity for continuity and the project knowledge/experience gained by PRISM to date and relationships developed with Mackenzie Health and other stakeholders, it is critical to continue to engage PRISM in order to meet the critical deadlines for this project.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council.

Regional Implications

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

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Conclusion

The Mackenzie Vaughan Hospital is one of Council's highest priorities. The role of the Development Facilitator to assist with the completion of the remaining pre-requisite aspects of the hospital project to meet the timing of hospital development is critical as the September release of the Hospital RFP comes closer. Accordingly, staff is recommending the additional professional assistance be approved.

Attachments

None

Report prepared by:

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