

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 6, Report No. 9, of the Finance, Administration and Audit Committee, which was adopted, as amended, by the Council of the City of Vaughan on September 20, 2016, as follows:

By approving the following in accordance with Communication C6, from the Chief Financial Officer and City Treasurer and the Director of Infrastructure Delivery, dated September 15, 2016:

1. ***That this Communication be received.***

**6 VAUGHAN HEALTHCARE CENTRE PRECINCT DEVELOPMENT LEVY & CAPITAL
PROJECT UPDATE – DECEMBER 31, 2015**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer / City Treasurer and Director of Financial Planning and Development Finance / Deputy City Treasurer, dated September 6, 2016:

Recommendation

The Chief Financial Officer / City Treasurer and Director of Financial Planning and Development Finance / Deputy City Treasurer, in consultation with the Director of Infrastructure Delivery and the City Solicitor, recommend:

- 1) That the following project status report be received.

Contribution to Sustainability

The Vaughan Healthcare Centre Precinct Development Levy was implemented to support the timely development of the hospital. This report demonstrates a commitment to sustainability by accounting for funds collected to date and their use in enabling capital projects.

Economic Impact

There are no additional economic impacts associated with this report.

Communications Plan

This report is for information only and will be made publicly available.

Purpose

The purpose of this report is to provide Council with a status update as of December 31, 2015 on the Vaughan Hospital Precinct Plan capital project, including tax revenues raised to date and a summary of expenses and commitments related to the land acquisition, development costs and servicing costs.

Background - Analysis and Options

Vaughan Hospital Precinct Funding Model was developed in 2009 to plan for the \$80 million requirement

On June 15, 2009, Council approved a funding plan for an \$80 million contribution towards the Vaughan Hospital Precinct Development, to be raised through property taxes. A special tax rate increase of 5.45 per cent was approved in 2009 and phased in over five years ending in 2013, approximately \$60 per year for the average household. The established annual tax levy funds are necessary to cover the cost of the City's \$80 million contribution for the Hospital Precinct land, development, and servicing plus anticipated financing costs.

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By-law 135-2009, enacted by Council June 15, 2009, authorized debenture financing of up to \$80 million towards this initiative and permitted the use of internal financing to the extent possible, and as appropriate to the satisfaction of the City Treasurer.

Total accumulated internal interest costs associated with the project for the period 2009 – 2015 was \$3.3 million as of December 31, 2015

Levy collections for 2015 were \$7.2 million. Between 2009 – 2015, total levy collections were \$38.1 million, of which \$34.8 million went to funding the capital works completed and the remaining \$3.3 million was the recovery of the internal financing costs. Attachment 1 provides the detail for levy collections each year. Leveraging internal financing has resulted in recovering costs more quickly as the City's internal borrowing rate, based on the City's average investment rate, was historically lower than the cost of external financing arrangements.

Staff will continue to monitor the market and if trends shift to lower external debt financing opportunities, staff will reassess this financing mechanism. Interest costs are in addition to the capital project authorized.

For 2016, it is estimated that the levy will result in collections of \$7.2 million. The 2016 levy estimate excludes potential revenue associated with Payment-In Lieu (PIL) and supplemental assessment, which is uncertain until realized. The 2016 figure would be higher if these items are realized. In addition, the annual levy will increase slightly each year, as a result of growth. Based on the current levy rate, the \$80 million contribution will be recovered within approximately 7 years or by the year 2022, which is 7 years earlier than the initial planned recovery date.

Development of the Vaughan Healthcare Centre Precinct is a large undertaking

Capital Project CO-0054-09 Vaughan Hospital Precinct Development for \$80 million, with funding from the tax levy, was approved in 2009 to capture the budget and subsequent expenditures for this initiative. In 2015, with the award of Tender T15-230 Vaughan Healthcare Centre – Contract 2 – Site Servicing, the capital project was amended in the amount of \$5 million, funded from City-wide Development Charges, for roadway and infrastructure works and landscaping (Rpt. 11, Item 10, Finance, Administration and Audit Committee).

To help facilitate discussion, project progress and expenditures to date are presented in four components:

- 1) Land Purchase
- 2) Precinct Plan Development
- 3) Detailed Design of Municipal Roads and Servicing
- 4) Construction

Attachment 1 provides a summary of the expenditures incurred to December 31, 2015 for each component.

1) Land Purchase - Expenditures to Date \$61,125,617

In August 2009 an 82 acre site, located at the northwest quadrant of Jane Street and Major Mackenzie Drive, was acquired by the City for \$61,125,617. The long term vision for the property is to develop it into a vibrant healthcare precinct centre with the primary focus being the delivery of a new healthcare facility (the Mackenzie Vaughan Hospital) and a range of related uses.

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2) Precinct Plan Development – Commitment \$2,381,608, Expenditures to Date \$2,354,683

The Precinct Plan includes a Master Servicing Strategy, a Functional Transportation Master Plan, and Urban Design Framework, and the establishment of the natural area boundaries, differing land uses, and phasing of proposed development. A ground lease and cost sharing agreement with Mackenzie Health have been executed.

3) Detailed Design of Municipal Roads and Servicing – Commitment \$1,543,302, Expenditures to Date \$1,429,179

The development of the Precinct and the Mackenzie Vaughan Hospital requires site servicing which includes, but is not limited to:

- A road network to connect the developable blocks with the Regional Road network
- Provision of alternate access to Canada's Wonderland
- A stormwater management strategy, including watercourse realignments and stormwater ponds
- Municipal water servicing and sanitary sewers

Staff and the consultants retained by the City developed detailed engineering drawings related to the servicing of the Vaughan Healthcare Centre Precinct lands. This includes the detailed design of roads, stormwater works and municipal water and wastewater servicing. A landscape development concept and detailed design for the precinct and specifications for the public realm design components has also been developed.

4) Land Construction Costs – Commitment - \$33,512,334, Expenditures to Date - \$7,082,720

To help facilitate the discussion of Land Construction Costs, the expenditures have been presented in components. These components are being carried out concurrently as part of the development of the Vaughan Healthcare Centre Precinct.

- a. Project Control and Risk Mitigation and Construction Contract Administration
- b. Staged Construction
 - i. Tender 1
 - ii. Tender 2

a. Project Control and Risk Mitigation and Construction Contract Administration – Commitment \$1,738,267. Expenditures to date - \$571,192

To help mitigate risks and ensure proper management of resources and costs in adhering to aggressive timelines in accordance with the City's, Region of York, Cedar Fair and the Ministry of Transportation requirements, consulting services for project control and risk mitigation and for construction contract administration have been awarded.

In September 2015, award amendments for project control and risk mitigation and construction contract administration in the amounts of \$309,720 and \$512,000 were approved. These amendments are associated with consulting services during Stage 2 of construction. (Rpt. 11, Items 7 and 8, Finance, Administration and Audit Committee)

b. Staged Construction for New Municipal Infrastructure on the Precinct Lands

The lands within the Vaughan Healthcare Centre Precinct are encumbered with pre-existing road infrastructure currently serving Cedar Fair (Canada's Wonderland) and

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drainage channels crossing the Precinct. For orderly development of the Precinct, and of the MacKenzie Vaughan Hospital site, new municipal infrastructure must be constructed. These infrastructure requirements are intended to be constructed in stages through two separate contracts.

i. Stage 1 – completed in Q2-15 – Commitment \$6,936,541, Expenditures to Date - \$5,299,280

Tender 1 was awarded to Con-Drain Co. Ltd. in June of 2014 and included:

- Earthworks and site grading (Site Clearing, Removal of Existing Roads and Services)
- New Traffic Signals at Major Mackenzie Drive, including illumination and pavement markings
- Construction of new road network to modify access/egress to Canada's Wonderland
- SWM Pond, Channel and new culvert installation at Major Mackenzie Drive

Other expenditures associated with TRCA permits and utility relocations were incurred as the construction work progressed.

The culvert work on Major MacKenzie Drive is required to alleviate a pre-existing flooding condition on the site that will also benefit the precinct. As such, a separate capital project, CO-0074-14 in the amount of \$3.9M, was approved by Council in June 2014 with a funding source of the Wastewater Reserve. Two reports were brought forward in 2015 to request an additional \$528,000 in funding for contract administration and inspection services and to provide an unencumbered site to Infrastructure Ontario for the Mackenzie Vaughan Hospital (Finance, Administration and Audit Committee: Rpt. 8, Item 6 and Rpt 11, Item 9). The revised budget for this project is \$4.5 million, funded from the Wastewater Reserve, with expenditures to date of \$3.5 million. The assignment for this scope of work is winding down. A future report will be brought to the Finance, Administration and Audit Committee that will speak to requirements to close out this assignment. This report is administrative in nature and will have no economic impact on the project. These works have an anticipated completion date of Q3-16.

ii. Stage 2 – currently underway with anticipated completion in Q2-17 – Commitment - \$ 24,837,525 ,Expenditures to Date - \$1,212,248

Tender 2 was awarded to Con-Drain Co. Ltd. in September of 2015 (Rpt. 11, Item 11, Finance, Administration and Audit Committee) and include:

- Internal sewer, water and storm water servicing
- Sanitary pumping station
- Internal roads, sidewalks and street lighting
- New traffic signals at Jane Street, and
- Streetscaping and landscaping features

Other expenditures associated with TRCA permits and utility relocations were incurred as the construction work progressed.

Construction work for Tender one is coming to a close. The bulk of the construction work for Tender two will occur over 2016 and into 2017.

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A Municipal Infrastructure Plan and Cost Sharing Agreement with Mackenzie Health have been executed.

In June 2015, the City signed a 99-year Ground Lease Agreement with Mackenzie Health, allowing Mackenzie Health and Infrastructure Ontario to issue a Request for Proposals (RFP).

A Municipal Infrastructure Plan and Cost Sharing Agreement were executed in July 2015. The approved Principles include the Principle that the City shall front end the Infrastructure Costs and Mackenzie Health shall reimburse the City in accordance with the Cost-sharing Agreement.

Prior to the execution of the Cost Sharing Agreement, in June 2015 the City provided Mackenzie Health with a reconciliation of the works associated with the Precinct Plan Development and Detailed Design of Municipal Road and Servicing as outlined in the Cost Sharing Agreement. Mackenzie Health subsequently paid the City for their proportionate share of the works completed.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

One of the Term of Council Priorities is to support the development of the hospital. The report summarizes the work that has been completed at a point in time, up to December 2015, to prepare the precinct lands for the construction of the Mackenzie Vaughan Hospital. This report also demonstrates the commitment to fiscal sustainability for this project through the accounting of project expenditures and the collection of the levy to support these expenditures.

Regional Implications

Not applicable

Conclusion

The total amount raised through property taxes for the Vaughan Hospital Precinct Development, net of \$3.3 million in interest charges, is \$34.8 million. Based on the current levy the \$80 million contribution will be recovered within approximately 7 years or by the year 2022. The plan spans 13 years which is significantly less than the initial 20 year timeframe.

The following is a summary of the commitments and expenditures to date for capital project CO-0054-09 as of December 31, 2015:

	Commitments	Expenditures to Date
Land Purchase	61,125,617	61,125,617
Precinct Plan Development	2,381,608	2,354,683
Detailed Design of Municipal Roads and Servicing	1,543,302	1,429,179
Project Risk Mitigation and Contract Administration	1,738,267	571,192
Construction (Stage 1)	6,936,541	5,299,280
Construction (Stage 2)	24,837,525	1,212,248
Less: City Wide Develop Charge Funding	-3,750,000	
Total	\$94,812,860	\$71,992,199

The City has secured a cost sharing agreement to recover a proportionate share of the development and construction costs, which should keep net costs within budget.

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Attachments

1. Summary of Levy Collections and Expenditures

Report prepared by:

Jackie Lee Macchiusi, CPA, CGA
Senior Manager, Corporate Financial Planning and Analysis

(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.)

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Communication	
COUNCIL:	Sept 20/16
FAA Rpt. No.	9 Item 6

DATE: September 15, 2016

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: LAURA MIRABELLA-SIDDALL, CHIEF FINANCIAL OFFICER AND CITY TREASURER
JACK GRAZIOSI, DIRECTOR OF INFRASTRUCTURE DELIVERY

RE: COMMUNICATION - FINANCE, ADMINISTRATION AND AUDIT COMMITTEE -
September 6, 2016
ITEM 6 – VAUGHAN HEALTHCARE CENTRE PRECINCT DEVELOPMENT LEVY &
CAPITAL PROJECT UPDATE – DECEMBER 31, 2015

Recommendation

The Chief Financial Officer / City Treasurer and Director of Infrastructure Delivery, in consultation with the Director of Purchasing, recommend:

1. That this communication be received.

Purpose

To provide Council with the supplemental information requested at the September 6 Finance, Administration and Audit Committee Meeting

Background - Analysis and Options

The table found on page 6.5 of the item has been revised to include the cost recovery estimates for the projects:

	Commitments	Expenditures to Date
Land Purchase	61,125,617	61,125,617
Precinct Plan Development	2,381,608	2,354,683
Detailed Design of Municipal Roads and Servicing	1,543,302	1,429,179
Project Risk Mitigation and Contract Administration	1,738,267	571,192
Construction (Stage 1)	6,936,541	5,299,280
Construction (Stage 2)	24,837,525	1,212,248
Less: City Wide Develop Charge Funding	-3,750,000	
Total	\$94,812,860	\$71,992,199
Cost Recovery:		
June 2015 Invoice:		
Detailed Design	554,190	554,190
Contract #1	2,594,382	2,594,382
Contract Administration	169,714	169,714
Permits	1,956	1,956
Total received	\$3,318,286	\$3,318,286
Future Recovery:		
Contract #2	\$12,536,732*	
Total Recoveries	\$15,855,018	\$3,318,286
Net Expenditures After Recoveries	\$78,957,842	\$68,673,913

*Preliminary estimate. The actual recoveries will not be known until the works associated with Contract #2 are finalized and all invoices are received.

To date, the City has received payment of \$3.3 million for works associated with detailed design works for the Vaughan Hospital Precinct lands, T14-072 Contract 1 – Site Pre-grading and for contract

administration services. The preliminary estimate of the cost shared expenditures associated with T15-230 Contract 2 – Site Servicing and contract administration is \$15.8 million. The true value of this recovery will be finalized when the works associated with Contract #2 are finalized and fully invoiced.

The overarching principals of the cost sharing agreement between the City and Mackenzie Health were approved at the September 9, 2014 meeting of Council (Report 36, Item 54). These principals are as follows:

- a) Overall cost efficiency and risk mitigation shall be fundamental goals;
- b) Only the cost of Shared Services shall be shared by the Parties ("Shared Costs"). Infrastructure Costs attributable solely to the development of the Remainder Lands shall be "City Costs" and shall be the responsibility of the City alone;
- c) Shared Costs shall be shared by the Parties on a proportionate basis; and
- d) The City is entitled to implement the Infrastructure Plan in accordance with the City's policies and practices respecting procurement and contract administration, including policies and practices respecting the tendering and award of contracts, contract amendment and enforcement, and dispute resolution. In this context the City has contracted with an agent to administer the various contracts for construction of the completed works (the "Contract Administrator").

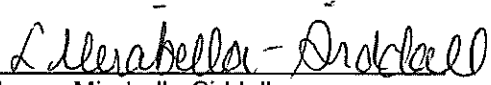
Over the lifespan of this project, there have been multiple awards for works required to meet the City's commitment to provide an unencumbered site for the construction of the Mackenzie Vaughan Hospital. The table in attachment 1 summarizes the time line of the awards for these works

Attachment 1: Summary of Awards

Report prepared by:

Jackie Macchiusi, CPA, CGA
Sr. Manager, Corporate Financial Planning and Analysis

Respectfully submitted,


Laura Mirabella-Siddall
Chief Financial Officer and City Treasurer


Jack Graziosi
Director of Infrastructure Delivery

Summary of Awards

Reference				Total
Prism Partners Inc				
6-Jan-15	LVP	Amendment		27,968
25-Sep-12		RFP12-304		335,808
25-Jun-13	Rpt 32, itm 42	Amendment		188,052
6-May-14	Rpt 18, Itm 31	Amendment		201,485
25-Jun-16		Single Source		20,352
Total Award				745,697
Leading the City's development team: chairing and providing oversight to the ongoing activities of the Joint Coordinating committee; Develop the framework for the Co-operation Agreement between the City and MacKenzie Health; Support the City and MacKenzie Health with the Infrastructure Ontario: Project Readiness Assessment; Assist with the development of the land bridging agreement, ground lease, and cost sharing.				
Malone Given Parson				
12-May-12	SSA12-520	Single Source		231,987
29-Oct-03	Rpt 12, Itm 4	Amendment		105,322
Total Award				337,309
Prepare a draft plan of subdivision and to work with the City to prepare a precinct plan; Meeting attendance for development planning application process related matters (Planning, Engineering & the Ministry's PDC teams); Prepare presentation material for public meetings; Policy and mapping adjustments; Prepare cost sharing formula to be included in the Land Owners Agreement.				
Cole Engineering				
12-May-12	SSA12-519	Single Source		210,694
29-Oct-03	Rpt 12, Itm 4	Amendment		155,057
Total Award				365,751
Identify City/Region/Hospital/Canada's Wonderland functional objectives; Establish a work plan, hold meetings with stakeholders and facilitate a resolution on the access easement issues; Prepare a technical schedule of activities associated with engineering detailed design approvals required to develop an Infrastructure Implementation Strategy; Developing preliminary cost analysis for all infrastructure; Provide technical engineering assistance.				
10-Dec-13	Rpt 17, Itm 10	Single Source		1,163,117
Continue with the development of the site to establish municipal roads and servicing. Works include: Detailed design engineering for preparation of tenders to construct roads, stormwater works (including channel realignment, new culverts and stormwater ponds), and municipal water and wastewater servicing to allow for the servicing of the Vaughan Healthcare Precinct lands. These works are carried out in conjunction with cost-sharing discussions with Mackenzie Health and in parallel with Ground Lease Agreement discussions.				
24-Jun-14	Rpt 30, Itm 33	RFP14-071		621,871
		PartA		296,885
		PartB		324,985
21-Apr-15	Rpt 8, Itm 6	Amendment		
		PartA		120,077
		CO-0054-09		40,704
		CO-0074-14		79,373
16-Sep-15	Rpt 11, Itm7	Part B		521,011
	Summary	CO-0054-09		1,183,586
		CO-0074-14		79,373
Total Award				1,262,959
Construction Contract Administration and Consulting Services: Oversee the project from a construction point of view, ensuring all work is completed in accordance to the City's Engineering standards and specifications.				

Summary of Awards

Reference				Total
p2i Strategies				
6-May-14	Rpt 18, Itm 29	RFP 14-070		160,140
16-Sep-15	Rpt 11, Itm8			315,171
Total Award				475,311
Project Control and Risk Mitigation Services: Intended to minimize risks, ensure proper management of resources and costs in adhering to timelines in accordance with the City's, Region of York, Cedar Fair, and Ministry of Transportation requirements.				
HOK Inc				
6-May-14	Rpt 18, Itm 30	RFP 14-065		123,636
Landscape Architect: Assist in preparing the landscape development concept and detailed design for the precinct and specifications for the public realm design components. This will inform the development of Project Specific Output Specifications (PSOS) as required by Mackenzie Health and Infrastructure Ontario (IO).				
Con Drain				
24-Jun-14	Rpt 30, Itm 34	T14-072		9,537,833
		CO-0054-09		5,571,367
		CO-0074-14		3,966,466
16-Sep-15	Rpt 11, Itm9	Amendment		
		CO-0054-09		1,138,000
		CO-0074-14		457,920
28-Jun-16	Rpt 8, Itm 3	Amendment		
		CO-0074-14		837,356
	Summary	CO-0054-09		6,709,367
		CO-0074-14		5,261,742
Total Award				11,971,109
Contract 1 includes the works associated with Cedar Fair's site access modifications and Precinct site earthworks.				
16-Sep-15	Rpt 11, Itm10	T15-230		24,744,257
Contract 2 includes the works associated with the internal servicing of the site, stormwater management, sanitary, water and storm works, and Jane street roadworks				

**VAUGHAN HEALTHCARE CENTRE PRECINCT DEVELOPMENT LEVY & CAPITAL
PROJECT UPDATE – DECEMBER 31, 2015****Recommendation**

The Chief Financial Officer / City Treasurer and Director of Financial Planning and Development Finance / Deputy City Treasurer, in consultation with the Director of Infrastructure Delivery and the City Solicitor, recommend:

- 1) That the following project status report be received.

Contribution to Sustainability

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Economic Impact

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ii. Stage 2 – currently underway with anticipated completion in Q2-17 – Commitment - \$ 24,837,525 ,Expenditures to Date - \$1,212,248

Tender 2 was awarded to Con-Drain Co. Ltd. in September of 2015 (Rpt. 11, Item 11, Finance, Administration and Audit Committee) and include:

- Internal sewer, water and storm water servicing
- Sanitary pumping station
- Internal roads, sidewalks and street lighting
- New traffic signals at Jane Street, and
- Streetscaping and landscaping features

Other expenditures associated with TRCA permits and utility relocations were incurred as the construction work progressed.

Construction work for Tender one is coming to a close. The bulk of the construction work for Tender two will occur over 2016 and into 2017.

A Municipal Infrastructure Plan and Cost Sharing Agreement with Mackenzie Health have been executed.

In June 2015, the City signed a 99-year Ground Lease Agreement with Mackenzie Health, allowing Mackenzie Health and Infrastructure Ontario to issue a Request for Proposals (RFP).

A Municipal Infrastructure Plan and Cost Sharing Agreement were executed in July 2015. The approved Principles include the Principle that the City shall front end the Infrastructure Costs and Mackenzie Health shall reimburse the City in accordance with the Cost-sharing Agreement.

Prior to the execution of the Cost Sharing Agreement, in June 2015 the City provided Mackenzie Health with a reconciliation of the works associated with the Precinct Plan Development and Detailed Design of Municipal Road and Servicing as outlined in the Cost Sharing Agreement. Mackenzie Health subsequently paid the City for their proportionate share of the works completed.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

One of the Term of Council Priorities is to support the development of the hospital. The report summarizes the work that has been completed at a point in time, up to December 2015, to prepare the precinct lands for the construction of the Mackenzie Vaughan Hospital. This report also demonstrates the commitment to fiscal sustainability for this project through the accounting of project expenditures and the collection of the levy to support these expenditures.

Regional Implications

Not applicable

Conclusion

The total amount raised through property taxes for the Vaughan Hospital Precinct Development, net of \$3.3 million in interest charges, is \$34.8 million. Based on the current levy the \$80 million contribution will be recovered within approximately 7 years or by the year 2022. The plan spans 13 years which is significantly less than the initial 20 year timeframe.

The following is a summary of the commitments and expenditures to date for capital project CO-0054-09 as of December 31, 2015:

	Commitments	Expenditures to Date
Land Purchase	61,125,617	61,125,617
Precinct Plan Development	2,381,608	2,354,683
Detailed Design of Municipal Roads and Servicing	1,543,302	1,429,179
Project Risk Mitigation and Contract Administration	1,738,267	571,192
Construction (Stage 1)	6,936,541	5,299,280
Construction (Stage 2)	24,837,525	1,212,248
Less: City Wide Develop Charge Funding	-3,750,000	
Total	\$94,812,860	\$71,992,199

The City has secured a cost sharing agreement to recover a proportionate share of the development and construction costs, which should keep net costs within budget.

Attachments

1 – Summary of Levy Collections and Expenditures

Report prepared by:

Jackie Lee Macchiusi, CPA, CGA
Senior Manager, Corporate Financial Planning and Analysis

Respectfully submitted,

Laura Mirabella-Siddall, CPA, CA
Chief Financial Officer / City Treasurer

Lloyd Noronha, CPA, CMA
Director Financial Planning and Development Finance / Deputy City Treasurer

Attachment 1 –Summary of Levy Collections and Expenditures as of December 31, 2015**Vaughan Precinct Development Levy – Summary of Collections to Date**

	Levy	Interest	Net
2009	2,491,450	106,235	2,385,215
2010	3,349,549	472,228	2,877,321
2011	4,630,084	661,120	3,968,964
2012	5,872,959	602,938	5,270,021
2013	7,251,692	551,289	6,700,403
2014	7,236,797	495,871	6,740,926
2015	7,231,455	372,287	6,859,068
Total	38,063,986	3,262,968	34,801,918
2016 Estimate	7,200,000	370,000	6,830,000
2016 Total	\$45,263,986	\$3,632,068	\$41,631,918

Vaughan Healthcare Centre Precinct Project Costs – CO-0054-09

To help facilitate the presentation of the project expenditures to date, they are presented in four components:

1. Land Purchase
2. Precinct Planning and Development
3. Detailed Design of Municipal Roads and Servicing
4. Construction

1. Land Purchase – Expenditures to Date - \$61,125,617

Expenditures to date are broken down as follows:

Precinct Land Purchase (82 acres)	59,450,000
Land Transfer Tax	1,240,463
Other Expenditures*	435,154
Total Expenditures to December 31, 2015	\$61,125,617

* includes legal fees and closing costs, surveyors, appraisal fees

2. Precinct Plan Development – Commitment \$2,381,608, Expenditures to Date - \$2,354,683

Expenditures to date are broken down as follows:

	Expenditures to Date
Development Facilitator Prism Partners Inc.	787,032
Engineering Consultant Cole Engineering Group Ltd.	404,258
Schaeffer & Dzaldov Limited (PO6791)	58,129
Planning Consultant Malone Givens Parsons Ltd	321,589
Legal Services Borden Ladner Gervais LLP	707,964
Glaholt LLP	6,876
Permits Regional Municipality of York	38,563
Ontario Minister of Finance	3,000

		Expenditures to Date
Advertising	Corriere Canadese	4,559
	Vaughan Citizen	3,361
	York Region Media Group	15,023
	Lo Specchio	4,121
Workshops	Fontana Gardens	209
Total Expenditures to December 31, 2015		\$2,354,683

3. Detailed Design of Municipal Roads and Servicing – Commitment \$1,543,302, Expenditures to Date - \$1,429,179

Expenditures to date are broken down as follows:

		Expenditures to Date
Engineering Design Consultant	Cole Engineering Group Ltd.	1,131,013
	LVM INC	4,794
Stakeholder Management	Prism Partners Inc.	35,575
Landscape Architect	HOK Inc	108,985
Permits and Fees	Enbridge Gas	76,138
	PowerStream Inc.	17,588
	TRCA	55,085
Total Expenditures to December 31, 2015		\$1,429,179

4. Land Construction Costs – Commitment - \$33,512,334, Expenditures to Date - \$7,082,720

To help facilitate the discussion of Land Construction Costs, the expenditures have been presented in components.

- a. Project Control and Risk Mitigation Consulting Services and Construction Contract Administration Services
- b. Staged Construction
 - i. Tender 1
 - ii. Tender 2

- a. Project Control and Risk Mitigation and Construction Contract Administration

Expenditures to date are broken down as follows:

		Expenditures to Date
Project Control/Risk Management	p2i Strategies Ltd	150,455
Construction Contract Administration	Cole Engineering Group Ltd.	420,737
Total Expenditures to December 31, 2015		\$571,192

b. Staged Construction

i. Tender 1

Expenditures to date are broken down as follows:

		Expenditures to Date
Construction Award	Rutherford Contracting Limited	95,790
	Con-Drain Co. Ltd.	5,089,154
Consulting Services	Englobe Corp	17,523
	Reed Construction Data	876
	Schaeffer & Dzaldov	7,021
Permits and Fees	PowerStream Inc.	32,828
	Regional Municipality of York	52,013
	TRCA	4,075
Total Expenditures to December 31, 2015		\$5,299,280

ii. Tender 2

Expenditures to date for **Stage 2** are broken down as follows:

		Expenditures to date
Construction Award	Con-Drain Co. Ltd.	1,118,979
Permits and Fees	PowerStream Inc.	38,378
	Regional Municipality of York	28,965
	TRCA	25,925
Total Expenditures to December 31, 2015		\$1,212,248