

# City of Mississauga Corporate Report



<p>Date: April 14, 2023</p> <p>To: Chair and Members of Budget Committee</p>	<p>Originator's files:</p>
<p>From: Shari Lichterman, CPA, CMA, Acting City Manager and Chief Administrative Officer</p>	<p>Meeting date: May 3, 2023</p>

## Subject

### 2022 Year End Capital Works in Progress

## Recommendation

1. That the "2022 Year End Capital Works in Progress" report dated April 14, 2023, from the Acting City Manager and Chief Administrative Officer, including Appendices 1 to 6, be approved.
2. That the Treasurer be authorized to fund and close the capital projects, as identified in this report.
3. That a new PN 23192 Parking Infrastructure - Port Credit be established with a gross and net budget of \$4,200,000 funded from the CIL Parking Section 40 reserve fund (#35351).
4. That the necessary by-laws be enacted.

## Executive Summary

- The recommended adjustments to the capital program will result in a revised net capital program budget of \$1,824.3 million to fund 1,050 active projects.
- 99 projects are recommended to close, with \$43.7 million being returned to various reserves and reserve funds.
- \$45.9 million is being returned to the Cash in Lieu of Parkland Reserve Fund due to unsuccessful land acquisition negotiations.

## Background

The City's Capital Budget policy requires that a capital works-in-progress review be prepared at minimum twice a year for Council. This review includes the on-going monitoring and evaluation

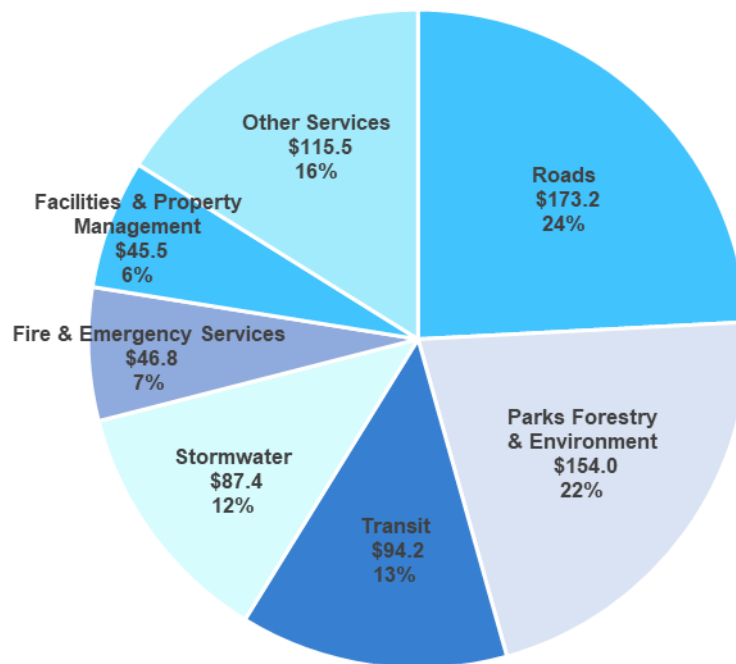
of all capital projects, and identifies projects to be closed, projects returning funding to reserves and reserve funds, and projects requiring additional funding.

## Comments

As of December 31, 2022, the City has an approved capital program of \$1,868.0 million. Staff recommend returning \$43.7 million to various reserves and reserve funds resulting in a revised net capital program of \$1,824.3 million. \$1,107.6 million or 61 per cent of that net capital program has been spent, \$716.7 million is planned to be spent.

The following chart shows the distribution of the City’s capital expenditures to be spent, by service area. See Appendix 1 for more details.

**Total Capital Works-in-Progress  
Net Expenditures to be incurred by Service Area  
\$716.7 Million**



Other Services includes: Information Technology, Mississauga Library, Recreation, General Government, Planning & Building, Culture, and Regulatory Services

Staff evaluate all active projects and return unspent funds and funding no longer required in order to maximize the use of the City’s reserve funds. The following projects account for 43 per cent of the net expenditures to be incurred:

- \$68.2 million for various parkland acquisitions
- \$35.5 million for roadway rehabilitation
- \$31.0 million for new fire station construction and land acquisitions

- \$28.5 million for various park developments
- \$26.5 million for transit bus acquisitions (hybrid replacement)
- \$24.4 million for transit land acquisitions
- \$21.3 million for various property acquisitions
- \$17.7 million for the Central Library redevelopment
- \$17.2 million for the Cycling Program
- \$16.8 million for the Burnhamthorpe Community Center redevelopment
- \$10 million for Square One Drive - Amacon Driveway to Rathburn Road West
- \$9.7 million for Goreway Drive rail grade separation
- \$9.1 million for Dundas Street retaining wall construction
- \$8.5 million for Hurontario Light Rail Transit implementation

The review has resulted in \$43.7 million being returned from budget adjustments, transfers and project closures. Details are available in Appendix 2 - Projects Completed, Delayed or Cancelled and to be Closed and Appendix 3- Open Projects Requiring Funding Adjustments

Of the \$43.7 million being returned to various reserves and reserve funds:

- \$54.3 million is being returned from 99 projects that are completed, delayed, or cancelled and to be closed, including \$45.9 million is being returned from 1 project that is being closed due to unsuccessful land acquisition negotiations. This money is being returned to the Cash in Lieu of Parkland Reserve Fund.
- \$10.6 million is requested for 55 projects with an approved net budget of \$108.3 million.

Highlights for significant funding adjustment requests, or for significant accomplishments of completed projects are outlined below:

### **Facilities & Property Management**

- PN 20712 The Parking Lot Lighting Replacements - Various Sites project is closing and returning funds in the amount of \$1.3 million. The project was completed under budget due to competitive tender pricing. The project scope involved the lifecycle replacement of lighting within parking lots at a variety of identified project sites. The replacement will provide high-quality and energy efficient LED lighting throughout these identified sites.
- PN 22719 Critical Parking Lot Renewal - Edward J. Dowling Transit Facility is in progress and requesting \$1.0 million as a result of the estimated cost of construction (as prepared by the Design Consultant) exceeding the available project funding. There are construction labour premiums associated with having work completed on a site which is active 24/7 - both weekend work and additional project phasing are required in order to

keep Transit operations functioning. There was additional scope added to the project to replace an existing fire hydrant supply line which failed in 2022. Temporary repairs were completed to stabilize the pipe but replacement of the line is required.

- PN 21755 Facility Renewal - Iceland Arena is in progress and requesting additional funding of \$1.0 million in order to replace additional lifecycle equipment nearing end of life at the same time as the facility shutdown. Funding is also required to meet cost premiums related to more energy efficient equipment.
- PN 19772 Lighting Renewal - Various Locations is closing and returning funds in the amount of \$0.8 million from better than expected tender pricing. The scope of this project was to replace all non LED light fixtures to LED in two (2) community centres and two (2) arenas.

### **Fire & Emergency Services**

- PN 22267 Design and Construction Station Renovation 102 (Lakeview) is requesting additional funding of \$1.0 million. This request is based on the latest construction estimate provided by the construction manager. Additional funding is being requested to meet cost escalation, market conditions, new technology for improved building performance and an increase in building footprint to accommodate programming needs.
- PN 22269 Design and Construction Station Renovation 108 (Streetsville) is requesting additional funding of \$1.0 million. This request is based on the latest construction estimate provided by the construction manager. Additional funding is being requested to meet cost escalation, market conditions, new technology for improved building performance and an increase in building footprint to accommodate programming needs.

### **Parks, Forestry & Environment**

- PN 17313 Park Development - Credit River Park Development - (P-505) (Former Harris Property) is requesting \$0.4 million to award a contract and offset unforeseen cost increases related to storm water management, Species at Risk legislation (SAR), Stage 4 archeological investigations and bridge material cost increases for bridge location #1. Archeological assessments are ongoing. Construction to commence following completion of archaeological fieldwork in summer 2023.
- PN 20305 Land Acquisition – Parkland (F-586) is closing and returning \$45.9 million. The acquisition was unsuccessful. As a result, account to be closed and funds returned.
- PN 20341 New Trail Development is closing and returning \$0.4 million of savings due to cost efficiencies.
- PN 21344 MacEwan Pond Restoration and Trail Connection is requesting an additional \$0.3 million for additional season of hydrogeological monitoring, archaeological assessment, indigenous communities' engagement and natural heritage requirements. A

hydrogeological study is underway for the MacEwan Pond Restoration and Trail Connection in partnership with the Riverwood Conservancy and Credit Valley Conservation. Target completion is March 2023.

- PN 22320 New Trail Development is requesting an additional \$1.0 million to award contract and offset unforeseen cost increases in CVC requirements, legislated archeological investigations and bridge material cost increases for bridge location #2. Archeological assessments are ongoing, construction to commence following completion of archeological fieldwork in summer 2023.

### **Library**

- PN 16270 Central Library Redevelopment is requesting an additional \$0.3 million for increased furniture costs as well as additional funds for moving back to Central Library.

### **Roads**

- PN 21153 ICIP Cycle Tracks, Aquitaine / Argentia / Millcreek is closing and returning \$0.6 million. PN 22153 (TWOE08266) Cycle Tracks – ICIP was created and funded in the 2022 Budget for \$0.6 million to replace PN 21153 to better reflect the scope and the ICIP funding recovery amount for the planned cycle tracks project.

### **Stormwater**

- PN 22133 Sheridan Creek Erosion Control - Lushes Ave. to behind Fletchers Valley Cres. is requesting additional funds of \$2.0 million. The Environmental assessment (EA) for the project was completed in 2022. Additional funds are requested to accommodate the extent of the erosion works identified through the EA and is being requested to bring the total project budget to \$5.8 million.
- PN 22146 Lisgar Improvements is requesting additional funds of \$1.0 million. Initial budget was determined from the smaller Cactus Gate pumping station constructed in 2020. Additional funds requested based on preliminary cost estimate. Cost increases are a result of a larger planned pumping station and estimated inflationary increases.
- PN 19009 Detail Condition Assessments Trunk Storm Sewers is returning funds of \$0.5 million. Storm sewer programming had been delayed. As a result, funds are being returned and project is being closed. Condition assessments will be completed using funding from other projects with similar scope.

### **Transit**

- PN 19202 Transit Bus Acquisitions – Replacement is returning funds of \$1.3 million. The project received an insurance reimbursement of \$0.8 million for the Nova Buses that experienced thermal events. In addition, returning balance of funds of \$0.5 million due to favourable bus replacement pricing variance.

## HOUSEKEEPING

### New Capital Projects

New PN 23192 Parking Infrastructure - Port Credit:

- Request to establish a new capital project to be used for parking investments in Port Credit funded by land sale proceeds

### Capital Project Name Changes

PN 22092 Apartment Building Service and Maintenance Pilot Project

- Request to change project name to Apartment Building Pilot Project (MARC).

### Capital Project Number Changes

Various capital project number changes are required to move 2023 approved funds into new project numbers. These project number changes are detailed in Appendix 6.

## Financial Impact

As an outcome of the review of the capital works-in-progress, \$43.7 million is recommended to be returned into various reserve funds. This results in the net capital program of \$1,824.3 million.

## Conclusion

This report provided a review of capital works-in-progress, with an update on of all active capital projects. Also identified are projects to be closed, projects returning funding to reserves and reserve funds, and projects requiring additional funding have been identified.

## Attachments

Appendix 1 Summary of Capital Works-in-Progress by Service Area

Appendix 2 Projects Completed, Delayed or Cancelled and to be Closed

Appendix 3 Open Projects Requiring Funding Adjustments

Appendix 4 Project Adjustments with No Net Capital Impact

Appendix 5 Funding Changes with No Net Capital Impact

Appendix 6 Project Number Changes



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