

City of Mississauga Corporate Report



<p>Date: January 19, 2024</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Shari Lichterman, CPA, CMA, City Manager and Chief Administrative Officer</p>	<p>Meeting date: April 10, 2024</p>

Subject

Capital Works in Progress (WIP) Update as at December 31, 2023

Recommendation

1. That the report dated January 19, 2024 entitled "Capital Works in Progress (WIP) Update as at December 31, 2023 from the City Manager and Chief Administrative Officer including Appendices 1 to 5 be approved.
2. That the Treasurer be authorized to fund and close the capital projects as identified in this report as outlined in Appendix 2.
3. That all necessary by-laws be enacted.

Executive Summary

- The recommended adjustments to the capital budget will result in a revised net capital budget of \$2,073.4 million to fund 953 active projects.
- 163 projects are recommended to close including net returns of \$28.3 million to various reserves and reserve funds.

Background

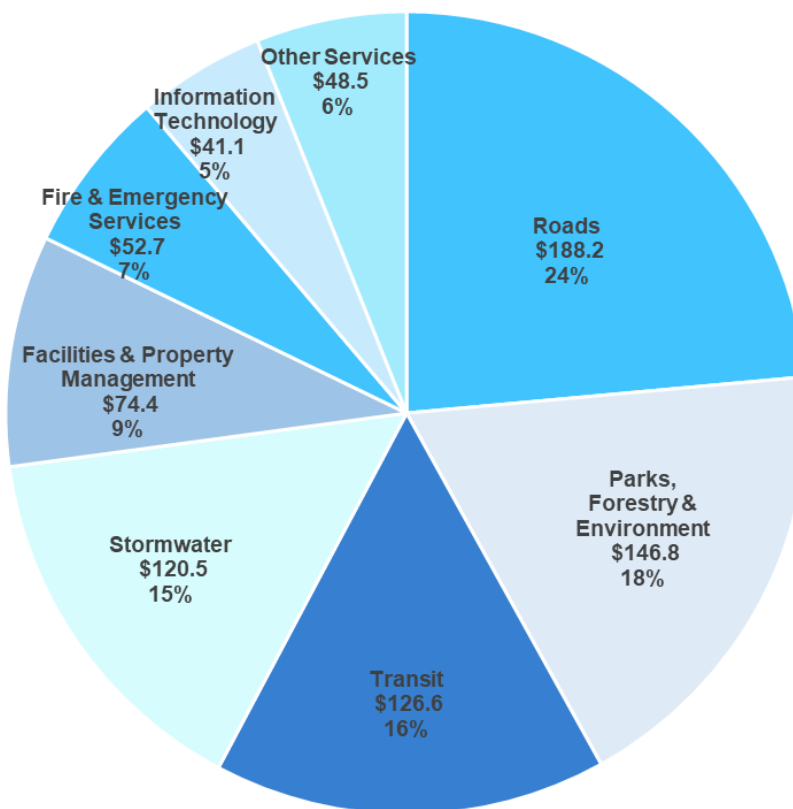
The City's Capital Budget policy requires that a capital works-in-progress review be prepared at minimum twice a year for Council. This review includes the ongoing monitoring and evaluation of all capital projects, and identifies projects to be closed, projects requiring a return of funding to reserves and reserve funds, and projects requiring additional funding.

Comments

As of December 31, 2023, the City has an approved capital budget of \$2,101.7 million. Staff recommends net returns of \$28.3 million to various reserves and reserve funds, resulting in a revised net capital budget of \$2,073.4 million. Spends of \$1,274.6 million or 61 per cent of that net capital budget has been recorded as of December 31, 2023, and the remaining \$798.8 million are planned to be spent subsequently.

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
\$798.8 Million



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

The following projects account for 44 per cent of the net expenditures to be incurred:

- \$48.7 million for Dundas Corridor Land Acquisition
- \$36.0 million for Roadway Rehabilitation

- \$35.7 million for New Fire Stations and Fire Station Land Acquisitions
- \$33.6 million for Various park developments
- \$23.8 million for Lakeview Village Park Development
- \$14.5 million for Hurontario Light Rail Transit Implementation
- \$13.9 million for Lisgar Improvements
- \$13.3 million for Goreway Drive Rail Grade Separation
- \$13.0 million for Various property acquisitions
- \$12.6 million for Square One Drive – Amacon Driveway to Rathburn Road West
- \$12.5 million for Paramount Fine Foods Centre facility renewal, main bowl rehabilitation and gym addition
- \$12.5 million Bridge and Structure Renewal
- \$12.3 million for Cooksville Creek Flood Storage Facility - McKenzie Park, Mississauga Valley Boulevard
- \$12.1 million for Cycling Program
- \$9.8 million for Hurontario LRT Storm Sewer Improvements
- \$8.9 million for Dundas Street Retaining Wall Construction
- \$8.9 million for Various parkland acquisitions
- \$8.8 million for Dundas Bus Rapid Transit TPAP
- \$8.4 million for Major Park Redevelopment of Paul Coffey Park
- \$7.0 million for Carmen Corbasson Community Center Redevelopment

Staff evaluated all active projects and returned unspent funds and funding no longer required in order to maximize the use of the City's reserve funds. The review has resulted in \$28.3 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.

Listed below is a split by appendix for the total net returns of \$28.3 million.

- \$25.3 million is being returned from 163 projects that are completed, delayed, or cancelled and to be closed.
- \$3.0 million is being returned for 69 active projects with an approved net budget of \$222.6 million.

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

Facilities & Property Management

- PN 22712 Hoists Renewal – Transit Facilities 2021 is requesting \$0.5 million. As a part of the Hoist Renewal project, lifecycle replacement of all seven (7) hoists were completed at the Malton Satellite Terminal. The project also involved Lifecycle replacement of the eight (8) hoists at the Edward J. Dowling Transit facility. Additional funds requested for this project will be offset by the surplus funds returned as a part of PN 20780, which also includes funding for hoist replacement work at the two transit locations.
- PN 20780 Hoists Renewal – Transit Facilities is returning \$0.5 million. As a part of the Hoist Renewal project, lifecycle replacement of all seven (7) hoists were completed at the Malton Satellite Terminal. The project also involved Lifecycle replacement of the eight (8) hoists at the Edward J. Dowling Transit facility. Funds are being returned as part of this WIP to offset the overspend for PN 22712, which includes funding for hoist replacement work at the two transit locations.
- PN 23705 Office Space Strategy Design & Construction is requesting \$0.3 million. As a part of the City's ongoing efforts to improve customer service, these funds are requested to add two additional customer service wickets to the ground floor of Mavis North and consolidate service delivery in support of the Transportation Network Company program.
- PN 22720 Lifecycle Various Renewal – Garry W. Morden Fire Training Centre (GWMC) is requesting \$0.3 million. CRAC units at GWMC require additional funds as the estimates came in higher and the acceptable bids (which were selected) were higher. Currently, emergency funds are being utilized to carry the project forward. The monies will be returned to the Emergency fund envelope after funds through WIP are available.
- PN 21735 Meadowvale Theatre – Facility Renewal (Mechanical Systems) is returning \$0.3 million. Meadowvale Theatre has undergone a significant renovation of Public and Back-of-House spaces within the theatre. During the course of design, it was determined that certain mechanical systems that were intended to remain required replacement, servicing and/or upgrading. The work on the addition has been completed and the remaining funds are to be returned.
- PN 23713 Lakeview Library – Roof Renewal is returning \$0.3 million. The (project) bids received were below the expected range for the project. Additionally, the scope was reduced because Energy Management decided not to move forward with the preparation work for the solar PV (as they found it not feasible). Moreover, after an assessment of the Skylight by the consultant, Skylight repairs were excluded from the scope.
- PN 21790 Erin Meadows CC Pool and Library – Building Controls Installation is returning \$0.3 million. The Project had originally allocated funds for implementing a Building Automation System. The funds are no longer required as the Dufferin-Peel Catholic District School Board (DPCDSB), which shares the building, had recently upgraded the Building Automation System for the whole building.

General Government

- PN 21643 Election Result Wireless Transmission is closing and returning \$0.4 million. The initial budget included funds to procure physical hardware components. During the project, this was amended to deploy systems on virtual and cloud systems which resulted in lower costs and the return of funds.

Fire & Emergency Services

- PN 22268 New Fire Station Land Acquisition is returning \$10.0 million. This is due to the fact that land acquisition for station 128 is no longer required as this station is now planned for City-owned property in the Dixie and QEW area. Construction for this station is planned to begin in 2030.
- PN 22267 Design and Construction Station Renovation 102 (Lakeview) is requesting \$0.2 million. Additional funding is required due to escalation in construction costs. This request is based on actual tendered costs for this project. Construction is underway.
- PN 22269 Design and Construction Station Renovation 108 (Streetsville) is requesting \$0.7 million. Additional funding is required due to escalation in construction costs. This request is based on actual tendered costs for this project. Construction is underway.
- PN 23267 Design and Construction Station Renovation 114 (Heartland) is requesting \$1.8 million. Additional funding is required due to escalation in construction costs. This request is based on actual cost estimates submitted for this project. The project is expected to be tendered in Q1 2024, with construction scheduled to commence in Q2 2024.
- PN 23269 Design and Construction Station Renovation 115 (Erin Mills) is requesting \$0.7 million. Additional funding is required due to escalation in construction costs. This request is based on actual cost estimates submitted for this project. The project is expected to be tendered in Q4 2024, with construction scheduled to commence in Q2 2025.

Information Technology

- The following TXM Projects are closing and returning a total of \$3.4 million: PN 19550 – TXM Platform Maintenance, PN 20556 – TXM Platform Maintenance, PN 21501 – TXM Platform Maintenance and PN 21506 – TXM Support to Onboard Clients. An RFI, issued in 2023 to replace the TXM system, determined that there is no other system in the market that can provide the existing functionality. A competitive procurement will be issued in 2024 to conduct an assessment to re-platform the TXM system and determine the required costs and timelines. Once these costs are known, funding will be requested at the beginning of 2025.

Mississauga Library

- PN 22272 Port Credit library is returning partial funds remaining of \$0.8 million. The foundation repairs at Port Credit Library were completed under budget due to competitive

tender pricing. In addition to foundation repairs, lifecycle building envelope repairs and replacements were completed as part of the project, including roof renewal, exterior brick regalement and exterior pylon replacement.

Parks, Forestry & Environment

- PN 14308 Lakeview Corridor is closing and returning \$0.4 million to reschedule construction in 2025. Awaiting approvals and CVC permit.
- PN 16312 Park Development – Scholars' Green (P_507) (Downtown 21) is returning \$0.3 million due to construction and consultant efficiencies. Currently, the project is substantially complete and under warranty (two years).
- PN 17312 Park Development – Not Yet Named (F_034) (Pinnacle) (now Fairwinds Park Development) is returning \$0.3 million due to efficiencies during construction. Construction is complete and under warranty until June 2024 due to planting deficiencies.
- PN 19307 Land Acquisition – Loreland Ave is returning \$0.8 million of the remaining funds available now that the land acquisition is complete. Site monitoring for clean up and encroachment compliance is underway.
- PN 20304 Land Acquisition Parkland (F-585) is returning \$0.8 million as the land acquisition is complete. Site preparation is ongoing.
- PN 20322 Park Development – Harbour West – (P-112) Marina Park is requesting \$0.3 million for contaminated soil removal and disposal costs. Project is expected to be substantially complete by December 2024.
- PN 21309 Land Acquisition Parkland – Not Yet Named (F-616) (former Grand Highlands) acquisition is complete. The project is to remain open for site clean up and environmental compliance, returning \$0.8 million savings as a by-product of negotiations.
- PN 21334 Major Redevelopment – Elmcreek Park is in progress and requesting \$0.3 million due to increased park programming, additional trails works, lighting, earthworks and to address existing subgrade failures at the playground area.
- PN 22303 Parkland Acquisitions Various is complete. The project is set to close and return remaining funds of \$0.8 million.
- PN 22323 Park Development – Mattamy Sports Park (P-459) Phase 2B Development is in progress and requesting an additional \$0.7 million required for sanitary servicing, water connections and soil management.
- PN 23324 Bridge Rehabilitation Program is requesting an additional \$0.6 million required due to additional abutment and structural work required at the Lisgar Meadowbrook Bridge #2.
- PN 23332 Ward 5 Park Developments is returning \$1.0 million to be requested by T&W Roads PN 23105 McLaughlin Road Improvements - Britannia Road West to Bristol Road West to complete construction of supporting infrastructure on McLaughlin Road.

Regulatory Services

- PN 22092 Apartment Building Pilot Project is requesting \$0.4 million to cover the 2022 – 2023 shortfall, which was driven by lower than forecasted audit admin and inspection fees. Due to a delay in hiring and program development, evaluations were delayed and no revenue generating audits were performed in 2022. Consequently, the estimates for audits were not reached.
- PN 22093 Proactive Property Standards Pilot Project is requesting \$0.6 million to cover the life of the project to date. The shortfall stems from not meeting revenue projections due to the delay in deploying officers until October 2022. In addition, higher than anticipated compliance rates (which highlight the effectiveness of the program) resulted in significantly less revenue from re-inspection and administrative fees. Staff are projecting that compliance rates will continue to increase and have updated 2024 budget projections.

Roads

- PN 17200 Pay & Display – Streetsville is requesting funds of \$0.7 million to facilitate installations of on-street and off-street paid parking areas under one project for better project and vendor contract management of various paid-parking locations. As such, additional funds of \$0.6 million are being returned from various project accounts (PN 15200 Pay & Display Parking Meters – City Centre & Lakeshore, PN 16200 Pay & Display Parking Meters – Streetsville, and PN 17180 Pay & Display – Port Credit). These accounts will be closed in order to return and consolidate funds to PN 17200. Additional funds of \$0.103 million is included in the funding request in order to accommodate vendor cost increases and additional areas of paid parking.
- PN 13152 Pedestrian Overpass Ogden Avenue to North Service Road – is returning funds of \$1.3 million. The structure was decommissioned in 2023 in MTO's QEW Dixie Road Interchange Realignment Project. The City's routine bridge inspection and maintenance work for this structure is no longer required.
- PN 19126 Roadway Rehabilitation – Residential Roads is returning funds of \$0.7 million. Several streets were removed from the contract for the following reasons: conflicting with other ongoing utilities projects, lack of secured permits and approval necessary to proceed with the work during construction, and work completed within the budget. In addition, this project didn't need to use the entire 10% contingency amount set aside for unexpected costs.
- PN 20100 Roadway Rehabilitation – Non Residential is returning funds of \$3.6 million. The project has been completed and is being closed. The remaining funds consist of a combination of external recoveries and not utilizing the entire 10% contingency amount set aside for unexpected costs.
- PN 20102 Courtneypark Drive East / Highway 410 Interchange is returning funds of \$1.9 million. MTO has completed construction of the project improvements, including ramp and road-widening works. Actual construction costs are lower than the initial cost based on

contract price. The City has paid their cost-sharing portion and the final invoice has been processed.

- PN 21127 Roadway Rehabilitation – Residential Roads is returning funds of \$0.5 million. The project has been completed and is being closed. The remaining funds consist of a combination of cancellation of two streets, external recoveries and not utilizing the entire 10% contingency amount set aside for unexpected costs.
- PN 21151 Burnhamthorpe Bridges over Credit River is requesting funds of \$2.6 million. The tender for construction closed with higher than expected bids due to market inflation. As such, additional funds of \$1.4 million were sourced from various project accounts (PN8159, PN12151 and PN13152) in order to issue a construction PO in September of 2023. These accounts will be closed in order to return and consolidate funds to PN A21151. Additional funds of \$1.1 million is included in the funding request in order to cover associated construction costs resulting from the higher bids.

Stormwater

- PN 14142 New Facility – Cooksville Creek Pond #3702 – North of Matheson Boulevard (Park 317) is closing and returning funds of \$0.7 million. This stormwater management facility was a large undertaking involving two separate construction contracts in sequence on an 18-acre site. Funding covered construction as well as additional minor works following the initial construction. Given project completion and the warranty period has ended, remaining funds can be returned.
- PN 17004 Cooksville Creek Erosion Control – Queen Elizabeth Way to Elaine Trails is closing and returning \$1.1 million. As part of the construction tender, the City received many favourable bids for this contract. The successful, low-bid price was about \$1.9 million lower than the average bid prices. With this arrangement, the City was able to secure favourable pricing for this work. As such, surplus funds remain and can be returned.
- PN 17017 Cooksville Pinnacle STM Facility (#3704) – Near Hurontario & Eglinton is closing and returning \$1.3 million. During the design phase, the size (volume) of the stormwater pond was reduced to meet various site constraints. This resulted in a lower cost of construction compared to the budget estimated at the onset of the project. As such, surplus funds remain and can be returned.
- PN 19004 Cooksville Creek Flood Storage Facility – Mississauga Valley is under warranty and returning \$1.0 million. As part of the construction tender, the city received many favourable bids for this contract. The successful low bid price was \$1.8 million lower than the average bid price. As such, surplus funds remain and can be returned.

Transit

- PN 22212 Central Parkway Transitway Station – Bus loop and washroom is requesting funds of \$0.6 million. The initial budget was for \$5.0 million to complete the detailed design and construction of a bus-only loop and operator washroom at the Central

Parkway Transitway Station along with stormwater pond improvements based on high-level cost estimates. With the completion of the detailed design for these improvements, and the provision of a more detailed price breakdown of the construction costs, an additional \$0.6 million is being requested to accommodate contingencies due to unforeseen delays in the construction schedule. This will bring the total project budget to \$5.6 million.

HOUSEKEEPING

New Projects

- PN 24343 Courtney Park Track Maintenance – Request to establish a new 2024 project with a budget of \$0.3M to track reserve funding collected for rehabilitation of the shared-use Artificial Turf Field and Synthetic Track at Courtney Park.
- PN 24342 Park Development – Hancock Woodlands Building Redevelopment – Requesting to advance funding of \$1.5 million committed in 2025 of the 10 year capital plan to a new 2024 project to align with building works underway with Facilities & Property Management.

Project Name and Number Changes

- PN 24267 Design and Construction Station Renovation 109 (Britannia) to be renamed Design and Construction Station Renovation 103 (Clarkson) to reflect changing fire station renovation order priority.
- PN 24269 Design and Construction Station Renovation 110 (Queensway) to be renamed Design and Construction Station Renovation 111 (Meadowvale) to reflect changing fire station renovation order priority.
- PN 23406 Forestry Debris Removal to be renamed Marina Management Software to reflect original intended purpose of project.
- PN 17200 Pay & Display – Streetsville to be renamed New Paid Parking Installations.
- PN 20775 Various Emergency Repairs – Change parent project number for 2023 portion of project from CMPF008463 to CMPF009824.

Closed Projects

PN 19246 Transit Study was previously closed in a prior WIP report and is requesting to be reopened to complete additional works.

Financial Impact

As an outcome of the review of the capital works-in-progress, \$28.3 million is recommended to be returned to various reserve funds. This results in the net capital program of \$2,073.4 million.

Conclusion

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

Attachments

Appendix 1: Summary of Capital Works-In-Progress by Service Area as of December 31, 2023

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

Appendix 3: Open Projects Requiring Funding Adjustments

Appendix 4: Funding Changes with No Net Capital Impact

Appendix 5: Various Adjustments and New Projects



Shari Lichterman, CPA, CMA, City Manager and Chief Administrative Officer

Prepared by: Luigi Vernace, CPA, CGA Supervisor Budgets