

## Nathan Phillips Square Revitalization – Project Update

<b>Date:</b>	December 12, 2014
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2015\Internal Services\Fac\Gm15001Fac-(AFS 20502)

### SUMMARY

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The purpose of this report is to provide an update on any areas or items of the Nathan Phillips Square Revitalization Project (NPSR) that will not be completed but were in the original project scope and clarification on the availability of any other funding sources for this project.

At its meeting on August 25, 26, 27 and 28, 2014, City Council referred Item GM32.11 back to the Chief Corporate Officer for a report to the Government Management Committee in the first quarter of 2015 at such time as the following updates requested by the Government Management Committee are before the Committee:

- a. an update to be provided on any areas or items of this project that were not completed, but that were in the original project scope; and
- b. clarifications to be provided as to whether there are any other funding sources available for this project.

### RECOMMENDATIONS

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**The Chief Corporate Officer recommends that the Government Management Committee receive this report for information.**

#### Financial Impact

There is no financial impact resulting from the receipt of this report.

A total estimated value of \$11.2 million of project elements have been removed from the original scope of the NPSR Project in order to align the budget within the Council approved project cost of \$60.395 million.

Reinstatement of any of the removed NPSR Project elements would require that additional funding be identified through the annual Capital Budget submission for Facilities Management and Real Estate Services in future years. The existing 10 year capital plan includes two of the project elements, the underground path upgrades and the rehabilitation/repair of the ceremonial ramp.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

At its meeting of August 11, 2014, the Government Management Committee requested that the Chief Corporate Officer report directly to City Council on August 27, 2014, providing an update on any areas or items of the Nathan Phillips Square Revitalization Project that were not completed but that were in the original project scope.

Decision Document-2014.GM32.11

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=7869>

At its meeting on August 25, 26, 27 and 28, 2014, City Council referred Item GM32.11 back to the Chief Corporate Officer for a report to the Government Management Committee in the first quarter of 2015 in order to allow staff to further investigate the issues raised.

Decision Document-2014.GM32.11

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilDecisionDocumentReport&meetingId=7855>

## **ISSUE/ BACKGROUND**

The original design competition identified project elements that the project budget subsequently could not sustain or afford. During the design development and pre-construction services process with the project stakeholders, the scope of work was aligned with the budget and subsequent phasing of work resulted in the deferral and deletion of selected project elements.

## **COMMENTS**

- (a) **Items that will not be completed within the current scope but were in the original project scope.**

The items listed below were deferred / removed from the project during the time period 2007 to 2010 and 2013.

<p style="text-align: center;"><b>Item</b></p> <p>(Refer to Appendix A Site Plan for location of Items)</p>	<p style="text-align: center;"><b>Comments</b></p>
<p>1. Underground PATH Upgrades (TPA &amp; CoT staff parking garage - realignment of the path, improvement to the lighting and inclusion of barriers to protect the path)</p>	<p>The deletion of the work was agreed to by the Project Team (consisting of the Construction Manger, Consultants, and the City of Toronto staff) during the value engineering process between 2009 and 2010.</p> <p>This was necessary in order to align the project scope with the available project budget.</p> <p>Date removed from the original project scope:</p> <ul style="list-style-type: none"> <li>• December 17, 2010 – as per Phase 1 &amp; 2 Issued for Construction documents.</li> </ul> <p>This project element was valued at \$0.8 million.</p> <p>The underground PATH upgrades will be tendered and constructed separately, as a stand-alone project. (<i>Budget – Facilities Management State of Good Repair (SOGR) – 2017.</i>)</p>
<p>2. Restaurant</p>	<p>The deferral and subsequent reintroduction of the restaurant along with completing Osgoode Lane as a stand- alone project was agreed to by the Project Team during the value engineering process between 2009 and 2010.</p> <p>This was necessary in order to align the project scope with the available project budget.</p> <p>Date removed from the original project scope:</p> <ul style="list-style-type: none"> <li>• December 17, 2010 – as per Phase 1 &amp; 2 Issued for Construction documents.</li> <li>• Reported to Government Management Committee (GMC) on June 13, 2012 – GMC15.1</li> <li>• Reported to GMC in March, 2013 - Reference # P:\2013\Internal Services\Fac\GM13002Fac-(AFS17333)</li> </ul> <p>This project element was valued at \$4.0 million.</p> <p>The Restaurant will be constructed separately as a stand-alone project once a successful proponent is selected based upon an RFP selection process to design, build, finance and operate the restaurant.</p>

<p style="text-align: center;"><b>Item</b></p> <p>(Refer to Appendix A Site Plan for location of Items)</p>	<p style="text-align: center;"><b>Comments</b></p>
<p>3. Demolition of Sheraton Bridge</p>	<p>The deletion was necessary as no agreement was reached between the owner of the pedestrian bridge, Sheraton Centre (Starwood Hotels) and the City of Toronto to demolish the pedestrian bridge.</p> <p>Date removed from the original project scope:</p> <ul style="list-style-type: none"> <li>• December 17, 2010 – as per Phase 1 &amp; 2 Issued for Construction documents.</li> </ul> <p>This project element is valued at \$0.4 million.</p> <p>This scope of work was deleted as part of the value engineering and design development process during the pre construction phase of the project between 2008 and 2010 and was agreed to by the project team. (<i>Budget – Facilities Management State of Good Repair (SOGR) 2016 Facilities Management Capital Budget Submittal</i>)</p>
<p>4. Rehabilitation and repair of the Ceremonial Ramp</p>	<p>The deletion of the work was agreed to by the Project Team during the value engineering process between 2009 and 2010.</p> <p>This was necessary in order to align the project scope with the available project budget.</p> <p>Date removed from the original project scope:</p> <ul style="list-style-type: none"> <li>• December 17, 2010 – as per Phase 1 &amp; 2 Issued for Construction documents.</li> <li>• Reported to Government Management Committee (GMC) on June 13, 2012 – GMC15.1</li> <li>• Reported to GMC in March, 2013 - Reference # P:\2013\Internal Services\Fac\GM13002Fac-(AFS17333)</li> </ul> <p>This project element was valued at \$0.6 million.</p> <p>The renovation of the Ceremonial Ramp will be tendered and constructed separately, as a stand-alone project, as part of the State of Good Repair scope of work and is scheduled for completion at the end of 2019.</p>

<p style="text-align: center;"><b>Item</b></p> <p style="text-align: center;">(Refer to Appendix A Site Plan for location of Items)</p>	<p style="text-align: center;"><b>Comments</b></p>
<p>5. Rehabilitation and repair of the Elevated Walkways</p>	<p>This was necessary in order to align the project scope with the available project budget.</p> <p>Date removed from the original project scope:</p> <ul style="list-style-type: none"> <li>• December 17, 2010 – as per Phase 1 &amp; 2 Issued for Construction documents.</li> </ul> <p>This element was valued at \$1.8 million.</p> <p>This scope of work was deleted as part of the value engineering process during the pre construction phase of the project between 2009 and 2010 and was agreed to by the project team. <i>(Budget – Facilities Management State of Good Repair (SOGR) 2016 Facilities Management Capital Budget Submittal)</i></p>
<p>6. Hagerman Street Upgrades</p>	<p>This was necessary in order to align the project scope with the available project budget.</p> <p>Date removed from the original project scope:</p> <ul style="list-style-type: none"> <li>• December 17, 2010 – as per Phase 1 &amp; 2 Issued for Construction documents.</li> </ul> <p>This project element was valued at \$0.3 million.</p> <p>This scope of work was deleted as part of the value engineering process during the pre construction phase of the project between 2009 and 2010 and was agreed to by the project team. <i>(Budget – Facilities Management State of Good Repair (SOGR) 2016 Facilities Management Capital Budget Submittal)</i></p>
<p>7. Bay Street Upgrades</p>	<p>This was necessary in order to align the project scope with the available project budget.</p> <p>Date removed from the original project scope:</p> <ul style="list-style-type: none"> <li>• December 17, 2010 – as per Phase 1 &amp; 2 Issued for Construction documents.</li> </ul> <p>This project element was valued at \$2.8 million. (between 2009 – 2010) 2013 was valued at \$0.5 million.</p> <p>This scope of work was deleted as part of the value engineering process during the pre construction phase of the project between 2009 and 2010. Also, as a result of site conditions, additional scope revisions (Bay/Queen – hard</p>

<p style="text-align: center;"><b>Item</b></p> <p>(Refer to Appendix A Site Plan for location of Items)</p>	<p style="text-align: center;"><b>Comments</b></p>
	<p>scaping) were implemented in 2013 with the above noted scope deletions/revisions agreed to by the project team. (<i>Budget – Facilities Management State of Good Repair (SOGR) 2016 Facilities Management Capital Budget Submittal</i>)</p>

The NPSR Project will be brought to a substantial completion at the end of 2014 with minor landscaping work being completed by May of 2015 (Peace Garden/Staging Area). The completion of these elements is dependent on weather conditions.

The items listed above, will be budgeted and completed through the Facilities Management Capital Budget Process.

**(b) Funding Sources**

Facilities Management and Real Estate Services have investigated potential funding sources with Parks, Forestry and Recreation/Public Realm. It has been confirmed there are no other funding sources available for this project.

**CONTACT**

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**SIGNATURE**

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Josie Scioli  
 Chief Corporate Officer

Attachments: Appendix A – Site Plan