



# STAFF REPORT

## Board Meeting

**MEETING DATE:** August 4, 2022  
**REPORT:** B.3.1 Gateway Project Update  
**AUTHOR:** Jennifer Bisley, Executive Director

### A. Recommendation

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THAT The Blue Mountains Attainable Housing Corporation receive Item B.3.1 Gateway Project Update for information.

### B. Background

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The Gateway Project is the Blue Mountains Attainable Housing Corporation's (BMAHC) first housing development at 171 King Street East. It is currently in the pre-construction phase. SHS Consulting is the project development consultant. Information and project updates can be found on the [Gateway Attainable Housing Project](#) webpage.

### C. Analysis

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#### Planning and Site Studies

The update to the Land Use Compatibility – D-2 Assessment odour study is underway. Ortech completed on-site investigation in July with a final report expected in mid-August.

#### Procurement

The Request for Proposals (RFP) for a Design-Builder for the Gateway Project was issued on June 17, 2022 with the first round of Commercially Confidential Meetings complete. The RFP is available at this [link](#).

Stantec has been engaged to provide land surveying services, including a boundary review and title review, topographic survey, and subsurface utility locating. A Request for Quotation was issued. This was the only proposal received and accepted as there is a sense of urgency to obtain a detailed survey for respondents of the Design-Builder RFP to formulate the most detailed submission package. The project manager indicated that there has been significant price escalation for land survey services since the capital budget was prepared. The fixed fee proposal is \$24,500 plus HST and disbursements. The capital budget included \$10,000 for the land survey, \$20,000 for other site studies and a soft cost contingency to absorb the additional costs.

### D. Financial Impact

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None