

**Appendix B: Temporary Barton Tiffany Shelter - Updated Projected Costs and Revised Financing Strategy**

Temporary Barton Tiffany Shelter: Updated Projected Costs			
<b>Council Approval:</b>		September 18, 2024 Council Report - <a href="#">HSC24027(b)</a> , <a href="#">Recommendation (c)(iv)</a>	
Summary by Phase:	Details:	Current Projected (April 2025):	Notes and additional context:
<b>Shelter Unit, Common Building and Washroom Facilities Purchases</b>	Cabins and common building, as well as unit installation estimate; washroom / shower / laundry trailers.	\$2,432,972	n/a
<b>Planning</b>	Environmental review; site plan; permits & design; site preparation, including perimeter fence; and, unit architectural / structural review. Includes contingency allocation.	\$646,878	Additional external professional support (architect / engineering) required for structural and building code review; additional environmental assessments required as site adjacent work that was planned / completed. Includes contingency / holdback.
<b>Design</b>	Multi-disciplinary consultation and design services for the shelter project, as well as professional services to support site inspection to ensure facilities are constructed and installed as intended. Includes contingency allocation.	\$414,672	Third party professional expertise necessary to ensure that design and inspection activities were arms-length from City staff.

Summary by Phase:	Details:	Current Projected (April 2025):	Notes and additional context:
<b>Site Construction</b>	All site construction labour and materials, electrical servicing, interior fencing, site grading and seeding, additional environmental testing. Includes contingency allocation.	\$4,240,314	Additional labour, materials and equipment costs as construction progressed to open the site as soon as possible; 7 days/week on-site construction; additionally, this also includes installation of all recommended environmental mitigation measures, further environmental testing for adjacent siteworks, site security costs, and some unit modification work, as well as further necessary planned site works to complete landscaping on site into the spring/summer.
<b>Unit Modifications</b>	Adaptations as a result of programming considerations and/or as a result of architectural review / assessment.	\$239,193	Unit modifications to the common building which required structural and accessibility changes to best meet the needs of the shelter program and code requirements.
<b>Cost Recovery (confirmed)</b>	Confirmed costs recovered to date.	\$(52,488)	n/a
<b>Total projected cost for setup of the site:</b>		<b>\$7,921,541</b>	<i>(Inclusive of HST)</i>

Temporary Barton Tiffany Shelter: Revised Financing Strategy	
Source of Funding	Funding Amount
Original Approved Budget – <a href="#">HSC24027(b)</a> , <a href="#">Recommendation (c)(iv)</a>	\$2,800,000
Federal Unsheltered Homelessness and Encampments Initiative (Federal Community Encampment Response Plan)	\$4,600,000
Provincial Encampment Response Initiative	\$586,970
<b>Total Funding</b>	<b>\$7,986,970</b>
<b>Budget Variance (Over)/Under</b>	<b>(\$65,459)</b>