



REPORT FOR ACTION

Amendment to the Purchase Order for the Design and Contract Administration of the New North East Scarborough Community Recreation Centre and Child Care Centre

Date: May 4, 2020

To: General Government and Licencing Committee

From: General Manager, Parks Forestry and Recreation and Chief Purchasing Officer

Wards: Ward 25 - Scarborough - Rouge River

SUMMARY

The purpose of this report is to request authority to amend Purchase Order Number 6047522 issued to Perkins and Will (P+W), as a result of Request for Proposal (RFP) Number 9118-17-5059 for the provision of full architectural services for the new North East Scarborough Community Recreation Centre and Child Care Centre (NE Scarborough CRC & CC) Project. The total Purchase Order Amendment being requested is for an additional amount of \$465,000, net of all applicable taxes and charges (\$473,184 net of HST recoveries).

This requested amount is required to address the additional professional services to support the construction cost estimate of the NE Scarborough CRC & CC that is being designed as a multi-level building in order to maintain a functional park for the community and achieve the program required for the community centre.

RECOMMENDATIONS

The General Manager, Parks Forestry and Recreation and the Chief Purchasing Officer recommend that:

1. The General Government and Licensing Committee, in accordance with Section 71-11.1C of the City of Toronto Municipal Code Chapter 71 (Financial Control By-law) grant authority to amend Purchase Order Number 6047522, issued to Perkins and Will (P+W) for the provision of full architectural services by an additional amount of \$465,000 net of all applicable taxes and charges (\$473,184 net of HST recoveries) revising the current Purchase Order value from \$2,500,903 net of all applicable taxes and charges (\$2,544,918 net of HST recoveries) to \$2,965,903, net of all applicable taxes and charges (\$3,018,102 net of HST recoveries), in accordance with the requirements set out in Request for Proposal No. 9118-17-5059.

FINANCIAL IMPACT

Funding for the requested Purchase Order Amendment amount of \$473,184 net of HST recoveries is included in the Council Approved 2020-2029 Capital Budget and Plans for Parks, Forestry and Recreation and Children Services, as summarised in Table 1.

Table 1: Financial Impact Summary

WBS Element	Account Description	Total (Net of HST Recoveries)
CPR123-45-06	North East Scarborough CC (Design)	\$421,134
CCS031-01	North East Scarborough Recreation Centre (Child Care Centre)	\$ 52,050
TOTAL (Net of HST Recoveries)		\$473,184

Additional cost are allocated to stakeholders on a percentage share basis, which factors in both time and space. Any additional costs that have been requested by a single stakeholder are borne 100% by that stakeholder.

The additional costs will have no impact on cost of delivering these projects, as sufficient funding is available in the budgeted cash flows.

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

DECISION HISTORY

City Council, at its meeting on March 10 and 11, 2015, approved the Parks, Forestry and Recreation 2015 Capital Budget through item EX3.4 (23.a.i.) and \$1.600 million for the design phase for the North East Scarborough Community Centre.

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilDecisionDocumentReport&meetingId=9689>

Bid Award Panel, at its meeting on April 18, 2018 approved the award of RFP 9118-17-5059 for the provision of full architectural services for the new North East Scarborough Community Recreation Centre and Child Care Centre to Perkins and Will (P+W).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.BA73.5>

At its meeting of February 12, 2018, Council adopted the Parks, Forestry and Recreation 2018 Capital Budget through item EX31.2 (20.a.i.) and an additional \$1.400 million in funding for design was added to the project budget to account for the inclusion of a new indoor

pool. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX31.2>

City Council, at its meeting on February 19, 2020, approved the Parks, Forestry and Recreation 2020 Capital Budget through item EX13.2 (197), and \$37.000 million for the construction phase of the community centre.

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilDecisionDocumentReport&meetingId=17180>

COMMENTS

Project Overview:

The City of Toronto Recreation Facilities Report adopted by Council in 2004 identified North East Scarborough as an area having unmet community needs with respect to parks and recreation facilities and recommended this area as a priority for a Community Centre project. The area also has unmet childcare needs. Ward 25 is one of the city's most diverse, with an immigrant population of more than 50 per cent. Parks Forestry and Recreation (PFR), in partnership with Children's Services, is planning to construct a new community centre that includes an indoor swimming pool and gymnasium with running track, multi-purpose rooms, and a new childcare facility located in Joyce Trimmer Park.

Authority is required in accordance with Section 71-11.1C of the City of Toronto Municipal Code Chapter 71 (Financial Control By-law) to authorize the over-expenditures of all purchase orders by an amount greater than \$500,000.00 net of all taxes.

The original PO value was \$2,218,500 net of all applicable taxes and charges (\$2,257,546 net of HST recoveries).

The first approved amendment was in the amount of \$177,933 net of all applicable taxes and charges (\$181,064 net of HST recoveries). The amendment was required for additional work in design development during the Schematic Design phase to fully address the comments on the facility and parks concept design by the City's Design Review Panel. Purchasing approved the amendment on October 31, 2019.

The second approved amendment was in the amount of \$104,470 net of all applicable taxes and charges (\$106,309 net of HST recoveries). This amendment was requested for additional professional services in preparation of the Net Zero Energy and Emissions Feasibility Study. This additional analysis was not part of the original scope of work and reflected in City Council's direction to implement Net Zero for buildings already in the design or construction procurement phase.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM12.10>

Purchasing on February 14, 2020 approved this amendment.

The current amendment request is in the amount of \$465,000, net of all applicable taxes and charges (\$473,184 net of HST recoveries) and will result in a total revised Purchase Order Value of \$2,965,903, net of all applicable taxes and charges (\$3,018,102 net of HST recoveries). This amendment was requested for an increase in scope of work for

design and construction costs. The increased construction cost was a result of the design strategy which focused on maintaining a functional park for the community and achieving the program required for the community centre. In order to reach the objective, the community centre was designed as a multi-level building which stacked the programming of gym and fitness area above the pool and change rooms, and the community program rooms above the gymnasium. This design solution added vertical circulation to the building. In order to reduce the mass of the building on the site, the pool was sunk by one level which required deeper excavation resulting in a more complex structural, mechanical and electrical systems that would normally be required in a traditional two-storey community centre.

It is the opinion of City staff that the costs submitted by Perkins and Will for the requested amendment is fair and reasonable and is in keeping with the conditions of the contract and will be assessed through random project audits.

The Fair Wage Office has reported that the firm identified in this report has indicated that it has reviewed and understands the Fair Wage Policy and labour Trades requirements and has agreed to comply fully.

CONTACT

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SIGNATURE

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