



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: June 15, 2020

To: General Government and Licensing 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 that will incorporate Net Zero Energy and Emissions Design 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 \$479,800, net of all applicable taxes and charges (\$488,244 net of HST recoveries).

This requested amount is required to address additional design scope and consultant fees for the implementation of Net Zero Energy Initiatives for the NE Scarborough CRC & CC Project, which aligns with the decision adopted by City Council at the November 26 and 27, 2019 meeting, through Member Motion MM12.10, with respect to Toronto's commitment to achieve Net Zero Energy and Emissions for new buildings currently in design development.

The scope of work in the original RFP call did not include Net-Zero requirements as it predated the Council decision on Net-Zero implementation. The design costs for achieving Net-Zero, for the already in progress design, were not included in the recently approved purchase order amendment before the June 2020 meeting of the General Government and Licensing Committee, as the work and the costs had yet to be finalized pending review of the completed Net Zero Energy and Emissions Feasibility Study.

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 for the purposes of incorporating Net Zero Energy and Emissions Design by an additional amount of \$479,800, net of all applicable taxes and charges (\$488,244 net of HST recoveries), revising the current Purchase Order value from \$2,965,903 net of all applicable taxes and charges (\$3,018,102 net of HST recoveries) to \$3,445,703 net of all applicable taxes and charges (\$3,506,346 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 \$488,244 net of HST recoveries is included in the Council Approved 2020-2029 Capital Budget and Plans for Parks, Forestry and Recreation and Children Services, cash flowed in year 2021, as summarised in Table 1.

Table 1: Financial Impact Summary

WBS Element	Account Description	January 1, 2021 to December 31 2021
CPR123-50-01	North East Scarborough CC (Construction)	\$439,420
CCS031-01	North East Scarborough Recreation Centre (Child Care Centre)	\$ 48,824
TOTAL (Net of HST Recoveries)		\$488,244

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>

On November 26 and 27, 2019, Council adopted a member motion that requested the Deputy City Manager, Corporate Services, in consultation with Divisions, to report back as part of the 2020 budget process, the estimated associated costs and any delays for buildings already in the design and construction procurement phase, to achieve net-zero.

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

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>

At its meeting of June 2, 2020, General Government and Licensing Committee adopted an amendment to Purchase Order No. 6047522 for the provision of full architectural services for the new NE Scarborough CRC & CC project through Item GL13.2, by 473,184 net of HST recoveries, revising the contract value to \$3,018,102 net of HST recoveries.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.GL13.2>

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 that will be designed with the ability to offer indoor cricket practise, as well as a running track, multi-purpose rooms, and a new childcare facility, and a revitalized 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 Purchase Order 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 and Materials Management Division (PMMD) 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>

PMMD approved this amendment on February 14, 2020.

The third approved amendment was in the amount of \$465,000, net of all applicable taxes and charges (\$473,184 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 not be required in a traditional two-storey community centre.

The GGLC approved this amendment on June 2, 2020.

The current amendment request is in the amount of \$479,800 net of all applicable taxes and charges (\$488,244 net of HST recoveries). It is required to address additional design scope and consultant fees for the implementation of Net Zero Energy and Emissions Initiatives at the North East Scarborough Community Recreation and Childcare Centre. This work will advance the implementation of the decision adopted at the November 2019 City Council meeting, through Member Motion MM12.10, with respect to Toronto's commitment to achieve Net Zero Energy and Emissions for new buildings in the construction pipeline.

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

Sabrina Dipietro, Acting Manager, Construction Services, Purchasing and Materials Management, Tel: 416-397-4809, Email: Sabrina.Dipietro@toronto.ca

Alex Mut, Interim Manager, Construction Management Capital Projects, Parks, Forestry and Recreation, Tel: 416-392-8177, Alex.Mut@toronto.ca

SIGNATURE

Michael Pacholok
Chief Purchasing Officer

Janie Romoff
General Manager
Parks, Forestry and Recreation