

Amendment to Blanket Contract Number 47021955 with Read Jones Christoffersen Ltd. for Program Management and Project Services for Shelter Facilities in Toronto

Date: November 16, 2021

To: General Government and Licensing Committee

From: Executive Director, Corporate Real Estate Management, and Chief
Procurement Officer

Wards: All

SUMMARY

The purpose of this report is to request authority to amend Blanket Contract Number 47021955 issued to Read Jones Christoffersen Ltd. for Project Management and Project Services for Shelter Facilities in Toronto. In late 2020 and in 2021, the City leveraged this contract to jump start the critical timelines of the Rapid Housing Initiative. Accordingly, this amendment intends to replenish \$3,175,000 net of all applicable taxes and charges (\$3,230,880 net of H.S.T. recoveries) from the blanket contract that was used towards the Rapid Housing Initiative, allowing Shelter, Support and Housing Administration to use this contract for its initial intent to meet programmatic and pandemic response requirements of forthcoming shelter sites under the Housing and Shelter Infrastructure Development project (formerly known as the 1,000 Beds initiative), support the George Street Revitalization project transition shelters, and the required 24-hour respite site infrastructure. The request is to increase the total contract value by \$3,175,000 net of all applicable taxes and charges (\$3,230,880 net of H.S.T. recoveries) from \$16,824,000 net of all applicable taxes and charges (\$17,120,102 net of H.S.T. recoveries) to \$19,999,000 net of all applicable taxes and charges (\$20,350,982 net of H.S.T. recoveries).

In 2018, Read Jones Christoffersen Ltd. was engaged by the City through a Master Services Agreement resulting from Request for Proposal Number 9155-18-0309. The Master Services Agreement provides architectural and engineering design services to the City in support of the City Council direction to make all reasonable efforts to create 1,000 new permanent shelter beds, as well as support the George Street Revitalization transition shelters and the required 24-hour respite site infrastructure.

Staff are currently working on a new competitive procurement for Project Management and Project Services for Shelter Facilities in Toronto to be issued in 2022.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management, and the Chief Procurement 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 Blanket Contract Number 47021955 with Read Jones Christoffersen Ltd. for Project Management and Project Services for Shelter Facilities in Toronto, in the amount of \$3,175,000 net of all applicable taxes and charges (\$3,230,880 net of H.S.T. recoveries), revising the current blanket contract value from \$16,824,000 net of all applicable taxes and charges (\$17,120,102 net of H.S.T. recoveries) to \$19,999,000 net of all applicable taxes and charges (\$20,350,982 net of H.S.T. recoveries).

FINANCIAL IMPACT

The total estimated value of the blanket contract amendment identified in this report is \$3,175,000 net of all applicable taxes and charges (\$3,230,880 net of H.S.T. recoveries). This revises the current blanket contract value from \$16,824,000 net of all applicable taxes and charges (\$17,120,102 net of H.S.T. recoveries) to \$19,999,000 net of all applicable taxes and charges (\$20,350,982 net of H.S.T. recoveries).

The total amendment amount of the Read Jones Christoffersen Ltd. blanket contract was committed towards the Rapid Housing Initiative, which is federally funded and managed by the Housing Secretariat on behalf of the City (CAF005, CAF006). There is no financial impact to the City.

Additional Details follow on Table 1:

Table 1: Financial Impact Summary of Recommended Contract Amendment

Cost Centre/WBS Element	Total Amendment Value (net of H.S.T. recoveries)
CAF005-03	\$3,034,065
CAF006-03	\$196,815
Total	\$3,230,880

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

DECISION HISTORY

At its meeting on February 12, 2018, City Council adopted with amendments item EX31.2 for 2018 Capital and Operating Budgets which directed the General Manager of Shelter, Support Housing and Administration to make all reasonable efforts to expedite the expansion of permanent shelter beds by 1,000.

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

At its meeting on November 28, 2018, Bid Award Panel adopted item BA110.3 for the award to Read Jones Christoffersen Ltd. for Program Management and Project Services for Shelter Facilities in Toronto, as a result of Request for Proposal Number 9155-18-0309.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.BA110.3>

At its meeting of September 30, October 1 and 2, 2020, City Council adopted with amendments item PH16.8 for Addressing Housing and Homelessness in Toronto through Intergovernmental Partnership which described the advocacy the City was undertaking to secure additional investment from both the Provincial and Federal governments. The report also outlined the City's 24-Month COVID-19 Housing and Homelessness Recovery Response Plan aimed at providing dignified, stable permanent housing.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH16.8>

At its meeting of October 27, 28, and 30, 2020, City Council adopted item MM25.32 "Implementation of the Federal Rapid Housing Initiative" authorizing staff to enter into an agreement with Canada Mortgage and Housing Corporation to secure the City's allocation of \$203,265,729 through this program, and identify projects that can be made available for occupancy within twelve (12) months, in accordance with the terms and conditions of the Rapid Housing Initiative.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM25.32>

At its meeting on October 27, 2020, City Council adopted EC16.1 "Interim Shelter Recovery and Infrastructure Implementation Plan". It included several recommendations, including authorizing the General Manager, Shelter, Support and Housing Administration and the Executive Director, Housing Secretariat to convert existing and planned funding through the 1,000 beds initiative to create supportive housing units.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EC16.1>

COMMENTS

In 2018, the City of Toronto entered into a Master Services Agreement with Read Jones Christoffersen Ltd. as a result of Request for Proposal Number 9155-18-0309. The Master Services Agreement provides design, engineering, and project management services in support of recommendation 163 of item EX31.2, wherein City Council directed staff to make all reasonable efforts to create 1,000 new permanent shelter beds. Through the Master Services Agreement, the City receives consulting services

from four (4) architecture firms with specialized expertise in the design of shelters in the city, and two full service engineering firms. Working with a single Master Services Agreement ensured that all new shelter projects were managed consistently and efficiently.

At its meeting on October 27, 2020, following the initial response to the COVID-19 pandemic, City Council authorized the conversion of planned funding through the 1,000 Beds Initiative to create supportive housing units, in recognition of the need for more permanent solutions to homelessness. As a result, the 1,000 Beds Initiative was renamed the Housing and Shelter Infrastructure Development project and Shelter, Support, and Housing Administration transferred \$54,068,585 of remaining funding for shelter expansion to the Housing Secretariat to create new permanent affordable and supportive housing opportunities for people experiencing homelessness.

Also in October 2020, the Government of Canada announced an allocation of \$203 million to the City of Toronto through the Rapid Housing Initiative to create a minimum of 417 units of new permanent affordable housing within twelve (12) months. To support the critically accelerated timelines of the Rapid Housing Initiative, the Read Jones Christoffersen Ltd. Master Services Agreement was leveraged to jump start pre-construction activities which extended from early feasibility studies through to the completion of detailed designs. A total amount of \$3,175,000 net of all applicable taxes and charges (\$3,230,880 net of H.S.T. recoveries) from the Read Jones Christoffersen Ltd. Master Services Agreement was committed to support the Rapid Housing Initiative to date via its federally funded program budget. This value must then be replenished within the Master Services Agreement contract so that Read Jones Christoffersen Ltd. can complete its original scope of work with the Housing and Shelter Infrastructure Development project.

The requested amendment ensures that the Housing and Shelter Infrastructure Development project can be successfully completed and continue to provide viable homelessness solutions in Toronto. Further professional services, such as architectural and engineering design required to support the delivery of additional Shelter, Support, and Housing Administration projects will be procured competitively in 2022.

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SIGNATURE

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