

Amendment to Purchase Order Number 6047996 for the Western North York Community Centre and Child Care

Date: December 8, 2021

To: General Government and Licensing Committee

From: The General Manager, Parks, Forestry and Recreation and the Chief Procurement Officer, Purchasing and Materials Management Division

Wards: Ward 7 - Humber River-Black Creek

SUMMARY

This report seeks authority to amend Purchase Order Number 6047996 issued to MacLennan Jaunkalns Miller Architects Ltd. for the provision of all architectural, technical and administrative services for the design and construction contract administration to construct the new Western North York Community Centre and Child Care by an additional amount of \$1,869,479 net of all applicable taxes and charges (\$1,902,382 net of Harmonized Sales Tax recoveries), resulting in a total revised purchase order value of \$4,558,229 net of all applicable taxes and charges (\$4,638,454 net of Harmonized Sales Tax recoveries), and to extend the term to March 31, 2026.

The amendment is required to compensate the consultant for the extended project schedule which was lengthened from a six months Schematic Design phase to over a twenty-seven months period, and revisions to the site design due to site agreements with the Toronto Catholic District School Board which unlocked a portion of the site for additional recreation amenities to support the community recreation centre and the adjacent high school. Additional architectural services were also required due to the discovery of poor soils, the discovery of an aquifer below the site that afforded the opportunity to provide for an open loop geothermal exchange well system, the development of the project to achieve Net Zero Energy Design standards, the need for additional public engagement, and additional submission requirements for Site Plan Control Approvals.

RECOMMENDATIONS

The General Manager, Parks, Forestry and Recreation 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), authorize the General Manager, Parks, Forestry and Recreation to enter into the necessary amending agreement on terms and conditions satisfactory to the General Manager, Parks, Forestry and Recreation and in a form satisfactory to the City Solicitor to increase the value and term of Purchase Order Number 6047996 with MacLennan Jaunkalns Miller Architects (MJMA) Ltd. for the provision of all architectural, technical and administrative services for the design and construction contract administration to construct the new Western North York Community Centre and Child Care, by an additional amount of \$1,869,479, net of all applicable taxes and charges (\$1,902,382 net of Harmonized Sales Tax recoveries), revising the current Purchase Order value from \$2,688,750 to \$4,558,229 net of all applicable taxes and charges (\$4,638,454 net of Harmonized Sales Tax recoveries) and extending the term to March 31, 2026.

FINANCIAL IMPACT

Funding for the requested Purchase Order Amendment amount of \$1,869,479 excluding all applicable taxes and charges (\$1,902,382 net of Harmonized Sales Tax recoveries) is included in the 2022 Recommended Capital Budget and 2023-2031 Capital Plan for Parks, Forestry and Recreation as summarised in Table 1 below:

Table 1: Financial Impact Summary

WBS Element	Description	Total (Net of HST Recoveries)
CPR123-51-01	Western North York New CC (RFR#5) Construction	\$1,902,384

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

DECISION HISTORY

At its meeting on February 17, 2016, City Council approved the Parks, Forestry and Recreation 2016 Capital Budget through item EX12.2 (28.a.i.) and \$1.400 million for the design phase for the Western North York Community Centre.

[Agenda Item History - 2016.EX12.2 \(toronto.ca\)](#)

City Council, at its meeting on February 12, 2018, adopted the Parks, Forestry and Recreation 2018 Capital Budget through item EX31.2 (20a.i.) and an additional \$1.600 million in design funds for the community centre project.

[Agenda Item History - 2018.EX31.2 \(toronto.ca\)](#)

At its meeting of October 03, 2018, Bid Award Panel adopted item BA99.2 for the award of RFP 9118-18-5016 for the Design and Construction Administration of the new Western North York Community Centre to MacLennan Jaunkalns Miller Architects Ltd.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.BA99.2>

City Council, at its meeting on February 19, 2020, approved Children's Services 2019 Capital Budget through item EX13.2 (187, 188), and \$3.900 million in funding for the construction phase of the child care centre.

[Agenda Item History - 2020.EX13.2 \(toronto.ca\)](#)

At its meeting on July 28 and 29, 2020, City Council approved an amendment to the 2020 Parks, Forestry and Recreation Capital Budget through EX15.13 (3), for \$0.146 million in funding from the Green Municipal Fund to proceed with a net zero feasibility study.

[Agenda Item History - 2020.EX15.13 \(toronto.ca\)](#)

City Council, at its meeting on February 18, 2021, approved the Parks, Forestry and Recreation 2021 Capital Budget and future year cash flow commitments through item EX21.2 (191), which includes \$58.000 million for the construction of the Western North York Community Centre.

[Agenda Item History - 2021.EX21.2 \(toronto.ca\)](#)

City Council, at its meeting on February 18, 2021, approved Children's Services 2020 Capital Budget through item EX21.2 (177, 178), and an additional \$1.100 million for the construction phase of the child care centre, to support net zero design.

[Agenda Item History - 2021.EX21.2 \(toronto.ca\)](#)

COMMENTS

The proposed facility is a new 2-storey building with a recreation, aquatic and child care component. The total site development area is 17,446 square meters.

The 76,463 square foot (Gross Floor Area) recreation and aquatic components will include a double gymnasium, indoor running/walking track, universal change rooms, fitness and dance studio, multi-purpose rooms, activity rooms and a teaching kitchen. The aquatic component will include a 25 metres x 6 lane lap pool and leisure pool complete with barrier free ramp access, various water play features, and a deck area with public viewing area within the pool enclosure. Common and administration and service areas are also included.

The 8,872 square foot (Gross Floor Area) child care component will include space for 62 children designed to meet the requirements of the Child Care and Early Years Act, 2014, complete with outdoor play areas.

A Purchase Order amendment is required to compensate the consultant for a significant extension to the project schedule and the provision of additional architectural services.

The project schedule was extended from an original six months Schematic Design phase to over a twenty-seven months period. This extension resulted in significant improvements to the overall project. The site design was improved as a result of a joint agreement and partnership between the City and the Toronto Catholic District School Board (TCDSB) that provided a number of significant benefits. A shared driveway and boulevard were agreed to allowing the community recreation centre (CRC) site to be arranged to offer more outdoor amenity area including a multi-sports pad, and the opportunity to extend the parking lot up to the property line. This allows for the inclusion of a spacious and well defined promenade extending the entire length of the building, making a strong connection between neighbourhoods to the north and south and to the high school. An easement agreement between the City and TCDSB was required as well as a Letter of Understanding between the City and TCDSB for the use of the City's multi-sports pad in exchange for the use of forty parking spaces in the current TCDSB lot that CRC users will be able to access.

Additional architectural services are also required due to the:

- Development of the project to achieve Net Zero Energy Design standards (e.g. the design of photovoltaic panels on the roof, parking lot and building façade).
- Discovery of an aquifer below the site providing the opportunity to design for an open loop geothermal exchange well system which would assist in achieving the Net Zero Design targets for the project.
- Discovery of poor soil conditions requiring an increase in foundation design or ground improvements.
- Additional submission requirements requested by Transportation Services and Toronto Water to satisfy Site Plan Control Approvals for this project.

Additional public engagement was also advanced utilizing a digital and interactive format including interactive surveys to reach the public during COVID-19.

The original delivery date of the Purchase Order was September 14, 2019 and an extension is requested to March 31, 2026, the current projected timeline for construction completion.

The current Purchase Order amount is \$2,688,750 excluding all applicable taxes and charges (\$2,736,072 net of Harmonized Sales Tax recoveries). No Purchase Order Amendments have been issued for any work not contemplated in the original Bid Committee authorization. The amount of this proposed Purchase Order Amendment is for an additional \$1,869,479 excluding all applicable taxes and charges (\$1,902,384 net of Harmonized Sales Tax recoveries) resulting in a revised purchase order value of \$4,558,229 excluding all applicable taxes and charges (\$4,638,454 net of Harmonized Sales Tax recoveries). The recommended amendment equates to 69.5% of the original Purchase Order amount.

An increase in the Contingency Allowance in the amount of \$367,416 is required to accommodate the additional architectural services brought on by the development of

the project to Net Zero Design standards, the discovery of poor soils conditions and additional submissions requirement for Site Plan Control approvals.

An increase in the Testing and Inspection Allowance in the consultant's Contract in the amount of \$250,000 is required to accommodate the poor soils conditions, building envelope and building system commissioning, photovoltaic commissioning, and re-instated funds transferred to cover the Owner's Design Contingency Allowance.

CONTACT

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SIGNATURE

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