

Amendment to Purchase Order Number 6049960 with Diamond Schmitt Architects Inc. for Design Services for a New Wabash Community Recreation Centre and Wabash Park Improvements for the Parks, Forestry and Recreation Division

Date: September 18, 2023

To: General Government Committee

From: Acting General Manager, Parks Forestry and Recreation & Chief Procurement Officer, Purchasing and Materials Management

Wards: Parkdale High Park - 4

SUMMARY

The purpose of this report is to request authority to amend purchase order number 6049960 issued to Diamond Schmitt Architects Inc. (DSAI), as a result of a Request for Proposal Document Number 9118-19-5018, for the provision of all architectural, engineering and administrative services for the design and construction contract administration for the new Wabash Community Recreation Centre.

This purchase order amendment is requested to compensate DSAI for the next phases of design consulting services in accordance with the contract and change in the scope of work. Through the schematic design and community consultation, the facility size was increased to a GFA of 102,182 square feet (9,493 square meters), including the new CRC facility and the integrated repurposed heritage factory building with Net Zero design and construction requirements incorporated.

The total value of the purchase order amendment being requested is \$4,155,995 net of all applicable taxes and charges (\$4,229,140 net of Harmonized Sales Tax recoveries), revising the current purchase order value from \$2,043,439 net of all applicable taxes and charges (\$2,079,403 net of Harmonized Sales Tax recoveries) to \$6,199,433 net of all applicable taxes and charges (\$6,308,543 net of Harmonized sales Tax recoveries).

RECOMMENDATIONS

The Acting General Manager, Parks Forestry and Recreation and the Chief Procurement Officer, Purchasing and Materials Management recommend that:

1. The General Government Committee, in accordance with *Section 71-11.1C of the City of Toronto Municipal Code Chapter 71* (Financial Control Bylaw), grant authority to amend Purchase Order Number 6049960 issued to Diamond & Schmitt Architects Inc., to complete the Design and Contract Administration services for the new Wabash Community Recreation Centre project by increasing the value by \$4,155,995 net of all applicable taxes and charges (\$4,229,140 net of Harmonized Sales Tax recoveries), from \$2,043,439 net of all applicable taxes and charges (\$2,079,403 net of Harmonized Sales Tax recoveries) to \$6,199,433 net of all applicable taxes and charges (\$6,308,543 net of Harmonized Sales Tax Recoveries).

FINANCIAL IMPACT

The purchase order amendment request included in this report will increase the total value of design services by an additional \$4,155,995 net of all applicable taxes and charges (\$4,229,140 net of Harmonized Sales Tax Recoveries). This will increase the current purchase order value from \$2,043,439 net of all applicable taxes and charges (\$2,079,403 net of Harmonized Sales Tax recoveries) to \$6,199,433 net of all applicable taxes and charges (\$6,308,543 net of Harmonized Sales Tax Recoveries).

Funding for this purchase order amendment is included in Parks, Forestry and Recreation's 2023 Council Approved Capital Budget and 2024-2032 Capital Plan as summarized in Table 1 below (net of Harmonized Sales Tax recoveries).

Table 1: Financial Impact Summary

WBS Element	Description	Year	Total (Net of HST Recoveries)
CPR123-47-07	40 Wabash Parkdale New CC Design	2023	\$1,400,000
CPR123-50-02	40 Wabash Parkdale New CC Construction	2023	\$2,829,140

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

At its meeting on February 15, 2023, City Council approved Parks, Forestry and Recreation's 2023-2032 Capital Budget and Plan through item 2023.MPB4.1 (98) and additional funds of \$1.500 million for the design phase and \$51.000 million for the construction phase of Wabash CRC.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MPB4.1>

At its meeting on February 18, 2021, City Council approved Parks, Forestry and Recreation's 2021 Capital Budget through item 2021.EX21.2 (191), and an additional \$1.500 million for design and \$22.000 million for construction.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EX21.2>

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

<https://secure.toronto.ca/council/agenda-item.do?item=2020.EX13.2>

At its meeting on September 11, 2019, Bid Award Panel adopted item 2019.BA43.3 for the Award of Request for Proposal 9118-19-5019 to Diamond Schmitt Architects Inc., (DSAI) for the Design of the New Wabash Community Centre for Parks, Forestry and Recreation Division.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.BA43.3>

At its meeting of February 12, 2018, Council approved Parks, Forestry and Recreation's 2018 Capital Budget through item 2018.EX31.2 (20.a.i.) and \$1.394 million in additional funds for the Wabash (40 Parkdale) Community Recreation Centre design.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.EX31.2>

At its meeting on February 15, 2017, City Council approved the 2017 Capital Budget for Parks, Forestry and Recreation through item 2017.EX22.2 (22.a.i.) and \$1.606 million for the design phase for the Wabash (40 Parkdale) Community Recreation Centre.

<https://secure.toronto.ca/council/agenda-item.do?item=2017.EX22.2>

COMMENTS

Parks, Forestry and Recreation (PFR) is advancing the design of the new Wabash Community Recreation Centre (CRC), and Wabash Park improvements. The facility will be designed and constructed to meet Net Zero Carbon and Energy and Emissions Initiatives.

The 102,182 square foot (9,493 square meter) 4-storey facility will include a double gymnasium and change rooms, indoor running/walking track, fitness and dance studios, divisible community hall with kitchen, multi-purpose rooms of varying sizes and multi-programmable common areas. The aquatic component will include a 25 metre x 6 lane lap pool complete with barrier free ramp access, leisure pool with barrier free ramp access and various water play features, and a deck area with a public viewing area. The

building incorporates the adaptive re-use of an existing heritage factory building to be used for recreation programming. Roof terraces are included for programming as well. In addition to the new facility, the eastern half of Sorauren Park is being revitalized to include a sacred fire ceremonial space, a reconfigured plaza with bench seating, off-leash area and extensive tree planting and public boulevard upgrades.

The original purchase order value was \$2,043,439 net of all applicable taxes and charges (\$2,079,403 net of Harmonized Sales Tax recoveries).

This amendment request is in the amount of \$4,155,995 net of all applicable taxes and charges (\$4,229,140 net of Harmonized Sales Tax Recoveries), revises the current Purchase Order value from \$2,043,439 net of all applicable taxes and charges (\$2,079,403 net of Harmonized Sales Tax recoveries) to \$6,199,433 net of all applicable taxes and charges (\$6,308,543 net of Harmonized Sales Tax Recoveries).

The purpose of this report is to request authority to amend purchase order number 6049960 issued to Diamond Schmitt Architects Inc. (DSAI), as a result of a Request for Proposal (RFP) Document Number 9118-19-5018. The requirements of the RFP stipulate a percentage fee, based on the scope of the project as approved by the City following schematic design. Through the schematic design and community consultation, the facility size was increased to a GFA of 102,182 square feet (9,493 square meters), representing a 49 per cent increase, including the new CRC facility and the integrated repurposed heritage factory building with Net Zero design and construction requirements incorporated. As a result, the percentage fee is increased accordingly to compensate the vendor for the next phases of design consulting services.

City staff have reviewed and believe that the costs submitted by DSAI for the requested amendment are in keeping with the terms and conditions of the design services contract and considered fair and reasonable and will be subject to assessment by random selection of project for audit.

The Fair Wage Office has reported that all firms identified in this report have 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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