

Amendment to Purchase Order Number 6042796 with Baird Sampson Neuert Architects for the New Pavilion and Associated Works in Humber Bay Park East for the Parks, Forestry and Recreation Division

Date: December 19, 2023

To: General Government Committee

From: Acting General Manager, Parks Forestry and Recreation and Chief Procurement Officer

Wards: Etobicoke-Lakeshore - 3

SUMMARY

The purpose of this report is to request authority to amend Purchase Order Number 6042796 issued to Baird Sampson Neuert Architects, as a result of Request for Proposal Document Number 9118-15-5070, for the provision of all professional and technical services including architectural drawings and contract administration for the new pavilion in Humber Bay Park East.

This purchase order amendment is requested to address changes in planning and design policies. During the design process, City Council adopted the Toronto Green Standards Version 4, Net Zero Carbon Plan, and the Toronto Accessibility Design Guidelines for City-owned facilities. These current Council-approved requirements were not included in the original scope of work for design services and impacted the design drawings that had been advanced based on the accessibility and current Green Standard requirements in place at that time. The updated planning and design policies necessitated a substantial redesign of the building, and associated work. Additional funding is required to cover the costs to address these changes, as per Request for Proposal (RFP) Document No. 9118-15-5070.

The total value of the purchase order amendment being requested is \$496,251 net of all applicable taxes and charges (\$504,985 net of Harmonized Sales Tax Recoveries), revising the current Purchase Order value from \$1,059,422 net of all applicable taxes and charges (\$1,078,068 net of Harmonized Sales Tax recoveries) to \$1,555,673 net of all applicable taxes and charges (\$1,583,053 net of Harmonized Sales Tax Recoveries).

RECOMMENDATIONS

The Acting General Manager, Parks, Forestry and Recreation, and Chief Procurement Officer 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), grants authority to amend Purchase Order Number 6042796 issued to Baird Sampson Neuert Architects for the design of the New Pavilion and associated works in Humber Bay Park East by increasing the value by \$496,251 net all applicable taxes and charges (\$504,985 net of Harmonized Sales Tax Recoveries), from \$1,059,422 net of all applicable taxes and charges (\$1,078,068 net of Harmonized Sales Tax recoveries) to \$1,555,673 net of all applicable taxes and charges (\$1,583,053 net of Harmonized Sales Tax Recoveries).

FINANCIAL IMPACT

The purchase order amendment request included in this report will increase the value of design services by \$496,251 net of all applicable taxes and charges (\$504,985 net of Harmonized Sales Tax Recoveries). This will increase the current purchase order value from \$1,059,422 net of all applicable taxes and charges (\$1,078,068 net of Harmonized Sales Tax recoveries) to \$1,555,673 net of all applicable taxes and charges (\$1,583,053 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)
CPR116-46-06	Humber Bay East New Pavilion	2023	\$504,985

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 17, 2022, City Council approved the Parks, Forestry and Recreation's 2022 Capital Budget through item 2022.EX30.2 (177) and additional funds of \$4.070 million for the Humber Bay Park East Pavilion project.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EX30.2>

At its meeting on February 17, 2016, City Council approved the Parks, Forestry and Recreation's 2018-2026 Capital Plan through item 2016.EX12.2 (28.a.i.) and \$7.000 million for the design and construction of the Humber Bay Park East New Pavilion.
<https://secure.toronto.ca/council/agenda-item.do?item=2016.EX12.2>

At its meeting of January 13, 2016, Bid Committee approved the award of Request for Proposal No. 9118-15-5070 to Baird, Sampson Neuert Architects for Professional and Technical Services for a New Pavilion in Humber Bay Park East.
<https://secure.toronto.ca/council/agenda-item.do?item=2016.BD65.2>

COMMENTS

Parks, Forestry, and Recreation is advancing the detailed design and contract documentation phase of the new pavilion and associated works in Humber Bay Park East. The scope of the project for the development of the site includes a review of the site, existing documents, and guiding principles, and the design and construction of a new pavilion. The pavilion will have a 6,239 square feet recreation building and a 2,734 square feet facility building. The recreation building will provide activity and meeting rooms, offices, washrooms, and kitchenette, storage, and circulation spaces.

The original purchase order value was issued on February 8, 2016, in the amount of \$30,572 net of all applicable taxes and charges (\$31,110 net of Harmonized Sales Tax recoveries), for the engagement of an architectural consultation team to provide design and contract administration work. The pavilion design was developed through extensive public consultation and originally considered the conversion of an existing building. Through consultation, the current preferred location was established to rebuild and expand an existing Parks, Forestry & Recreation facility, with alignment to the Humber Bay Park Master Plan. The design went through a rigorous environmental reporting process culminating in a detailed design in 2021.

This is the fourth amendment to the purchase order and is required to compensate the vendor for the additional costs resulting from significant changes in planning and design policies. During design, City Council adopted the Toronto Green Standards Version 4, Net Zero Carbon Plan, and the Toronto Accessibility Design Guidelines for City-owned facilities. These requirements weren't previously identified in the scope of work for design services. These new standards and guidelines impacted 95 per cent of the design drawing, requiring the redesign of the building, and associated work.

Prior purchase order amendments are outlined in Attachment 1.

The original request for proposals (RFP) issued spanned from 2016 to 2018 from design to construction. In the execution of works, design and consultation processes were extended and required additional professional services from the consultant and will continue to do so towards design and technical services performed up to 2023, public tender in 2024 and construction extending to 2025. The original RFP was divided into three phases including:

- Phase 1 Schematic Design

- Phase 2 Design Development
- Phase 3 Construction Phase.

This report is addressing the requirements needed to complete the Phase 2 Design Development in accordance with the updated Toronto Green Standards Version 4, Net Zero Carbon Plan.

The pavilion and associated work are anticipated to be tendered in June 2024. The anticipated end date for completion of the work is planned for early 2026.

It is the opinion of City staff, that the redesign costs to address changes in planning and design policies for the requested amendment are considered fair and reasonable, in keeping with the terms and conditions of Request for Proposal Document Number 9118-12-5009.

CONTACT

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SIGNATURE

Howie Dayton
Acting General Manager, Parks, Forestry and Recreation

Geneviève Sharkey
Chief Procurement Officer

ATTACHMENTS

Attachment 1: Table 1 – Purchase Order Amendments since 2017

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Timeline	Total	Reason
August 2017	\$422,671 net of all applicable taxes and charges (\$430,110 net of Harmonized Sales Tax recoveries).	To advance phase two design development.
May 2019	<ul style="list-style-type: none"> • \$144,706 net of all applicable taxes and charges (\$147,253 net of Harmonized Sales Tax recoveries) • \$331,433 net of all applicable taxes and charges (\$337,266 net of Harmonized Sales Tax recoveries) 	To advance phase three design development and additional services required based on the outcomes of an extended public consultation process.
March 2021	\$130,040 net of all applicable taxes and charges (\$132,328.70 net of Harmonized Sales Tax recoveries)	Additional professional services to address contaminated soil found in the work area.