

FIFA World Cup 2026 Toronto: Purchase Order Amendment - Gensler Architecture & Design Canada

Date: June 24, 2025
To: City Council
From: Executive Director, FIFA World Cup 2026 Toronto Secretariat
Wards: All

SUMMARY

This report provides additional information to City Council on an amendment to the non-competitive purchase order with Gensler Architecture & Design Canada for architectural and design services related to the stadium at Exhibition Place, in support of the City's obligations under the Host City Agreement for the FIFA World Cup 2026 (FWC26) (2023.EX6.25).

The contract amendment, valued at \$664,234.55 (excluding taxes), brings the total contract value to \$4,832,795.55. It reflects an increase in project scope resulting from FIFA's post-agreement venue audits and technical reviews. The additional scope includes expanded design and redesign services necessary to meet FIFA stadium requirements and to extend contract administration services through to the end of 2026.

Gensler's combined experience and expertise as the primary project team for previous BMO Field renovations continues to benefit the project through cost savings, accelerated timelines, and continuity of contract administration. Their ongoing involvement ensures compatibility with existing design and technical work already completed under the current agreement, reducing risks associated with transitioning to a new consultant at this stage of delivery.

FINANCIAL IMPACT

The amendment of \$664,234.55 (excluding taxes) represents a 16% increase to the original contract and brings the total value to \$4,832,795.55. To fund this amendment, the 2025 Capital Budget for Exhibition Place will be increased by \$0.7 million in cash flow funding, fully offset by a decrease to the 2025 Operating Budget contingency for hosting costs under the City Manager's Office, with no net impact on the overall budget.

Original contracted value: \$4,168,561.00
Amendment: \$664,234.55 (16% increase)
New contract value: \$4,832,795.55 (excluding HST)

The adjustment is funded from the Major Special Events Reserve Fund and is consistent with the Council-approved \$380 million (gross) budget for FWC26. It also aligns with the \$340 million temporary spending restriction introduced under [EX23.17](#).

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information identified in the Financial Impact Section

DECISION HISTORY

On June 17, Executive Committee adopted EX24.12, "FIFA World Cup 2026 Toronto: Community Benefits Plan Update, Social Procurement and Workforce Development Status, Community Activation Plan, Marketing and Communications Overview, Support for Concurrent Special Events, Principles of Bidding on International Events, and Purchase Order Amendment".

<https://secure.toronto.ca/council/agenda-item.do?item=2025.FWC5.1>

On May 22, 2025, City Council adopted EX23.16, "FIFA World Cup 2026 Toronto: Procurement Plan Update", updating the procurement plan to procure the goods and services required for the delivery of the FIFA World Cup 2026 Toronto.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EX23.16>

On May 22, 2025, City Council adopted EX23.17, "Status update of funding from the Federal and Provincial Governments for FIFA World Cup 2026", restricting expenses and spending to \$340 million until such time as the City of Toronto has identified savings, secured intergovernmental funding or other sources of revenue to fund FWC 26 Toronto's full \$380 million budget.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EX23.17>

On November 4, 2024, City Council adopted EX18.17, "FIFA World Cup 2026 Toronto: Revenue Opportunities to Support Hosting Obligations, Procurement Plan Revisions, and Social Procurement and Community Workforce Development Updates", which reflected changes to the procurement plan and goals for social procurement.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX18.17>

On July 19, 2023, City Council adopted EX6.25, "Non-competitive Contract with Gensler Architecture & Design Canada Inc. for Architectural Services for the FIFA World Cup 2026 Toronto Capital Project at BMO Field", authorizing the Chief Procurement Officer and the Executive Director, FIFA World Cup 2026 Toronto (FWC26 Toronto) Secretariat to negotiate and enter into a non-competitive contract with Gensler Architecture and Design Canada Inc.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX6.25>

COMMENTS

This contract amendment ensures that the City continues to meet its stadium-related obligations under the Host City Agreement and that the project remains on schedule for successful tournament delivery. It provides continuity of service through construction and post-event remediation, while maintaining fiscal discipline. The amendment is fully funded within the existing Council-approved \$380 million (gross) budget for FWC26 and does not require any additional funding.

The additional work covered by the amendment is required to address specific infrastructure and system shortcomings identified by FIFA during post-bid venue inspections and technical assessments. These newly identified requirements are necessary to ensure the stadium meets FIFA requirements for hosting tournament matches and were not contemplated in the original contract scope.

New design and redesign services included in this amendment are as follows:

- Replacement of the public address / audio system;
- Replacement of field of play lighting;
- Replacement of the turf and installation of new goal post foundations;
- Rehabilitation of player benches and dressing rooms;
- Installation of new cable management trenches adjacent to the field of play;
- Re-design of HVAC systems for the kitchen due to unforeseen site conditions;
- Re-design of north-end foundations and final grade, following redesigns to seating structures.

It is important to note that this scope does not include any design services or enhancements requested by Maple Leaf Sports & Entertainment (MLSE). Any design work related to MLSE-initiated scope investments will be billed directly to MLSE and is entirely outside the scope of this amendment.

The amendment also extends contract administration services through the end of 2026, allowing Gensler to support both ongoing construction oversight and required post-event restoration activities. Unit pricing for services remains consistent with the terms established in the original agreement.

This amendment will be fully offset by a decrease to the 2025 Operating Budget contingency for hosting costs under the City Manager's Office, with no net impact on the overall budget. This amount is funded from the Major Special Events Reserve Fund and is consistent with the Council-approved \$380 million (gross) budget for FWC26, and most recently the \$340 million temporary spending restriction introduced as part of [EX23.17](#), ensuring the project remains on budget.

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SIGNATURE

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