

Amendment to Purchase Order Number 6052995 with Aquicon Construction Company Limited for the Construction of the New Net Zero Rouge River Community Recreation Centre, Childcare Centre and Joyce Trimmer Park Improvements for the Parks and Recreation Division

Date: February 10, 2025

To: General Government Committee

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

Wards: Scarborough - Rouge Park - 25

SUMMARY

The purpose of this report is to request authority to amend Purchase Order number 6052995 issued to Aquicon Construction Company Limited., under the Request for Tender Document Number 3032617265 (Contract Number 21-PFR-054) for the construction of the new Net Zero North East Scarborough Community Recreation Centre (CRC), Child Care Centre and Joyce Trimmer Park Improvements. Under authority delegated to the Parks and Recreation Division via the City of Toronto Property Naming Policy and following public consultation, this facility has been named Rouge River Community Centre as a reference to the local geography. The total value of the purchase order amendment being requested is \$1,500,000 net of all applicable taxes and charges, revising the current Purchase Order value from \$82,197,678 net of all applicable taxes and charges (\$83,644,357 net of Harmonized Sales Tax recoveries) to \$83,697,678 net of all applicable taxes and charges (\$85,170,757 net of Harmonized Sales Tax recoveries).

This Purchase Order Amendment is necessary for additional scope, including modifications to the green roof to address its roof loading capacity, essential modifications to the pool area, various finish updates, and the installation of sensors to automate facility lighting.

RECOMMENDATIONS

The General Manager, Parks and Recreation and the 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), grant authority to amend Purchase Order number 6052995 issued to Aquicon Construction Company Limited for construction of the New Net Zero Rouge River Community Recreation Centre, Child Care Centre and Joyce Trimmer Park Improvements project by increasing the value by \$1,500,000 net of all applicable taxes and charges (\$1,526,400 net of Harmonized Sales Tax Recoveries), revising the current Purchase Order value from \$82,197,678 net of all applicable taxes and charges (\$83,644,357 net of HST recoveries) to \$83,697,678 net of all applicable taxes and charges (\$85,170,757 net of HST recoveries).

FINANCIAL IMPACT

The total value of the purchase order amendment identified in this report is \$1,500,000 net of all applicable taxes and charges (\$1,526,400 net of Harmonized Sales Tax Recoveries), revising the current Purchase Order value from \$82,197,678 net of all applicable taxes and charges (\$83,644,357 net of HST recoveries) to \$83,697,678 net of all applicable taxes and charges (\$85,170,757 net of HST recoveries).

Funding for this purchase order amendment is included in Parks and Recreation's 2025 Capital Budget and 2026-2034 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)
CPR123-50-01	North East Scarborough New CC Construction	2025	\$1,526,400

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 October 2, 2023, General Government and Committee approved a second purchase order amendment in the amount of \$3,691,278 net of all applicable taxes and charges (\$3,756,244 net of Harmonized Sales Tax recoveries) to address unforeseen site conditions as a result of the presence of contaminated soil, which was not previously identified during the pre-engineering geotechnical testing scope of work. <https://secure.toronto.ca/council/agenda-item.do?item=2023.GG6.12>

At its meeting on December 15, 2021, City Council approved the award of a Request for Tender Ariba Document No.3032617265, Contract No. 21-PFR-054, to Aquicon Construction Company Limited for the construction of the new Net Zero North East Scarborough Community Recreation Centre, Childcare Centre and Joyce Trimmer Park Improvements.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.GL27.9>

COMMENTS

Background

Parks and Recreation and Children's Services are advancing the construction of the Rouge River Community Recreation Centre, Childcare Centre and improvements to Joyce Trimmer Park in North East Scarborough. This project will mark Parks and Recreation's first community recreation centre facility designed and built to meet Net Zero Energy and Emissions standards.

Under authority delegated to the Parks and Recreation Division via the City of Toronto Property Naming Policy and following public consultation, this facility has been named Rouge River Community Centre as a reference to the local geography.

The 94,000 square foot, three-storey facility will offer a variety of amenities, including a double gymnasium with change rooms, an indoor running/walking track, a fitness studio, a weight room, art rooms, a preschool room, and a games room. Additionally, it will feature a versatile community hall with a kitchen and several multi-purpose rooms of various sizes.

The aquatic area will include a 25-metre, six-lane lap pool with barrier-free ramp access, a leisure pool with similar accessibility and water play features, and a deck with a public viewing area within the pool enclosure.

The childcare component will accommodate up to 62 children and will include dedicated outdoor play areas. In addition to the new facility, Joyce Trimmer Park will undergo a revitalization, which will include a new playground, skate park, basketball court, splash pad, seating areas, and a mini soccer field.

The contract was awarded to Aquicon Construction Company Limited in December 2021 and the original purchase order was issued in the amount of \$78,011,400 net of all applicable taxes and charges (\$79,384,401 net of Harmonized Sales Tax recoveries). This amount included a contingency allowance of \$5,000,000 net of all applicable taxes and charges.

Previous Purchase Order Amendments

The original contingency was exhausted due to following unforeseen additional work:

- Discovery of high volume of contaminated with elevated hydrocarbon content during excavation for the building foundation and the parking lot.
- Necessary modifications to the building layout to accommodate equipment and maintain required clearances.

On July 14, 2023, the purchase order was amended by an additional \$495,000 net of all applicable taxes and charges (\$503,712 net of Harmonized Sales Tax recoveries), bringing the total Purchase Order amount to \$78,506,400 excluding all applicable taxes and charges (\$79,888,113 net of Harmonized Sales Tax recoveries). This amendment was necessary to replenish the contingency allowance, ensuring that any essential or unforeseen changes can be addressed.

On October 2, 2023, the purchase order was amended for a second time by the General Government Committee in the amount of \$3,691,278 net of all applicable taxes and charges (\$3,756,244 net of Harmonized Sales Tax recoveries), revising the current Purchase Order value from \$78,506,400 net of all applicable taxes and charges (\$79,888,113 net of Harmonized Sales Tax recoveries) to \$82,197,678 net of all applicable taxes and charges (\$83,644,357 net of Harmonized Sales Tax Recoveries). The purchase order amendment was necessary to accommodate the following additional scope:

- Various modifications to the mechanical, electrical, and structural components to address site conditions not identified during design development.
- Revisions to finalized Photo-Voltaic panel and Thermal (PVT) hybrid panel layouts. The PV and PVT panels product is continuously changing. New panels are issued to market every 6 months. Final layout had to be adjusted to reflect panels available on the market at time of product procurement.
- Relocation of the heat pump and chillers due to engineer identified air circulation concerns. Units were relocated with supporting infrastructure to ensure adequate air circulation around units as per engineering recommendations.
- Discovery of additional contaminated soil during final excavation for installation of new park features, such as the skateboarding park, splashpad, playground and the other childcare centre play area.

Current Purchase Order Amendment

Construction for the new Rouge River Community Recreation Centre is 87 per cent complete and the facility is planned to be opened by fall 2025.

The Purchase Order Amendment is requested in the amount of \$1,500,000 excluding all applicable taxes and charges (\$1,526,400 net of Harmonized Sales Tax Recoveries), revising the current Purchase Order value from \$82,197,678 net of all applicable taxes and charges (\$83,644,357 net of HST recoveries) to \$83,697,678 net of all applicable taxes and charges (\$85,170,757 net of HST recoveries). This amendment is required to accommodate the following anticipated additional work:

- Structural adjustment to the green roof system to address roof loading capacity concern and to adjust the guardrail height to match the roofing changes.

- Minor modifications for the pool area related to finishes and functionality improvements.
- Minor finishing adjustments for accessibility and functionality improvements.
- Installation of sensors at facility parameter to automate security cameras and outdoor lighting.
- Replenishment of the contingency allowance to manage unforeseen alterations up to project completion.

City staff and the consultant, Perkins and Will Architects, have reviewed the additional scope and quotations and recommend this work is essential for the successful completion of the project and that the cost is reasonable.

CONTACT

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SIGNATURE

Howie Dayton
General Manager, Parks and Recreation

Geneviève Sharkey
Chief Procurement Officer, Purchasing and Materials Management

ATTACHMENTS

Attachment 1: Renderings of the New CRC

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