

Amendment to Purchase Order Number 6053180 with Frank Pellegrino General Contracting Limited for the State of Good Repair Upgrades at the Ted Reeve Community Arena and Artificial Ice Rink Inflatable Dome for the Parks and Recreation

Date: June 10, 2025

To: General Government Committee

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

Wards: 19 - Beaches-East York

SUMMARY

The purpose of this report is to request authority to amend Purchase Order number 6053180 issued to Frank Pellegrino Contracting Limited, under the Request for Tender Doc2877856212 (Contract Number 20-PFR-067) for the State of Good Repair upgrades at the Ted Reeve Arena and Artificial Ice Rink (AIR) inflatable dome by an additional \$223,810 net of all applicable taxes and charges (\$227,750 net of Harmonized Sales Tax recoveries), revising the current Purchase Order value from \$8,110,445 net of all applicable taxes and charges (\$8,253,189 net of Harmonized Sales Tax recoveries) to \$8,334,255 net of all applicable taxes and charges (\$8,480,938 net of Harmonized Sales Tax recoveries) and extending the delivery date from May 31, 2024 to September 30, 2025 to complete the required work.

This Purchase Order Amendment is necessary for additional work related to the original scope to complete necessary items identified during construction, including installation of a dehumidification system for the inflatable dome to address high humidity levels, upgrades to the arena's building automation system, and installation of exterior cladding on the Zamboni room.

RECOMMENDATIONS

The General Manager, Parks and Recreation and the Chief Procurement Officer recommend that:

Amendment to Purchase Order Number 6053180 with Frank Pellegrino General Contracting Limited for Ted Reeve Arena and AIR Inflatable Dome

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 the General Manager, Parks and Recreation to amend Purchase Order Number 6053180 with Frank Pellegrino General Contracting Limited for the State of Good Repair upgrades at the Ted Reeve Arena and AIR Inflatable Dome by an additional \$223,810 net of all applicable taxes and charges (\$227,750 net of Harmonized Sales Tax Recoveries), revising the current Purchase Order value from \$8,110,445 net of all applicable taxes and charges (\$8,253,189 net of Harmonized Sales Tax recoveries) to \$8,334,255 net of all applicable taxes and charges (\$8,480,938 net of Harmonized Sales Tax recoveries) and extending the delivery date from May 31, 2024 to September 30, 2025 to complete the required work.

FINANCIAL IMPACT

The total value of the purchase order amendment identified in this report is \$223,810 net of all applicable taxes and charges (\$227,750 net of Harmonized Sales Tax Recoveries), revising the current Purchase Order value from \$8,110,445 net of all applicable taxes and charges (\$8,253,189 net of Harmonized Sales Tax recoveries) to \$8,334,255 net of all applicable taxes and charges (\$8,480,938 net of Harmonized Sales Tax 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 Harmonized Sales Tax recoveries) |
|--------------|-------------------------------------|------|--|
| CPR121-49-01 | CAMP (SGR) Arenas FY2021 subproject | 2025 | \$227,750 |

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 January 12, 2022, Bid Award Panel approved the award of a Request for Tender Ariba Document No.2877856212, Contract No. 20-PFR-067, to Frank Pellegrino General Contracting Limited for the State of Good Repair Upgrades at the Ted Reeve Arena and AIR Inflatable Dome
<https://secure.toronto.ca/council/agenda-item.do?item=2022.BA170.3>

COMMENTS

Background

Ted Reeve Community Arena is one of eight arenas that are operated by Arena Board of Management. The facility underwent major State of Good Repair (SOGR) upgrades that include:

- Complete removal and replacement of the concrete floors for both ice pads
- Replacement of refrigeration equipment, along with related mechanical piping and electrical upgrades
- Replacement of inflatable dome fabric and structural enhancements
- Expanding the Zamboni room to include a snow melting pit.
- Installation of new rink boards, glazing and other improvements.

The construct contract for the SOGR upgrades was awarded to Frank Pellegrino Contracting Limited in the amount of \$7,612,280.00 net of all applicable taxes and charges (\$7,746,256.13 net Harmonized Sales Tax recoveries). Subsequent to the award, Purchase Order Number 6053180 was issued to the Frank Pellegrino Contracting Limited.

Previous Purchase Order Amendment Number 1:

On April 18, 2024, the Purchase Order with Frank Pellegrino was first amended to address additional structural reinforcement of the AIR inflatable dome to meet current building code requirements, to reconstruct the concrete apron of the inflatable dome to upgrade buried electrical infrastructure that was non-compliant with current standards, and to upgrade the existing refrigeration header to a buried system due to structural concerns with the existing installation. The Purchase Order was amended by an additional \$498,165 net of all applicable taxes and charges (\$506,932 net of Harmonized Sales Tax recoveries) also extending the delivery date from December 31, 2022 to May 31, 2024.

Current Purchase Order Amendment Number 2:

The current and second amendment for Purchase Order No. 6053180 with Frank Pellegrino General Contracting Limited is required due to additional work related to the original scope, as summarized in Table 2 below:

Table 2: Purchase Order Amendment Number 2 cost breakdown

| | Description | Cost |
|---|--|----------|
| 1 | Installation of dehumidification system in the AIR inflatable bubble to enhance the overall play experience. | \$94,244 |

| | Description | Cost |
|---|---|-----------|
| 2 | Upgrading the arena building automation system to ensure compatibility with the new air handling and refrigeration systems. Cost includes connecting the new dehumidification system. | \$66,000 |
| 3 | Providing cladding for the Zamboni room | \$63,567 |
| | Total | \$223,810 |

This amendment in the amount of \$223,810 net of all applicable taxes and charges (\$227,749.52 net of Harmonized Sales Tax recoveries) will revise the current Purchase Order value from \$8,110,445 net of all applicable taxes and charges (\$8,253,189 net of Harmonized Sales Tax recoveries) to \$8,334,255 net of all applicable taxes and charges (\$8,480,938 net of Harmonized Sales Tax recoveries).

The additional scope was identified after the completion of the original work in Q4 2025. It was not included in the initial scope, as it had not been captured in the building condition assessment, and humidity was not identified as a concern during the design phase. The additional scope is essential to enhance the overall play experience. It was determined that this work would be undertaken following the conclusion of the 2025 rink season in May. Pending approval of the current amendment, the work will proceed and is expected to be completed before the start of the next rink season.

City staff and the consultant, Cherie Ng. Architect Inc., have reviewed the additional work related to the original 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

Tom Azouz
Acting General Manager, Parks and Recreation

Geneviève Sharkey
Chief Procurement Officer

ATTACHMENTS

Pictures 1 & 2: New dehumidifier to address humidity in the dome as depicted below:



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Picture 3: Additional structural supports/cables for the dome

