

Amendment to Purchase Order 6051765 with CS&P Architects Inc. for Professional Services during Construction of the New Davisville Aquatic Community Centre for Parks and Recreation

Date: April 28, 2026

To: General Government Committee

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

Wards: 12 - Toronto-St. Paul's

SUMMARY

The purpose of this report is to request authority to amend Purchase Order 6051765 issued to CS&P Architects Inc, under the Request for Proposal Document Number 2538259045 to provide professional services for the design and construction of the new Davisville Aquatic Community Centre. The total value of the current Purchase Order Amendment being requested is \$202,356 net of all applicable taxes and charges (\$205,917 net of Harmonized Sales Tax recoveries), revising the current Purchase Order value from \$2,645,572 net of all applicable taxes and charges (\$2,692,134 net of Harmonized Sales Tax recoveries) to \$2,847,928 net of all applicable taxes and charges (\$2,898,052 net of Harmonized Sales Tax recoveries).

The Davisville Aquatic Community Centre is currently under construction and anticipated to be substantially completed in the first quarter of 2027.

This Purchase Order Amendment is required to cover additional professional services including; design adjustments to support safe and accessible pick-up/drop-off to the community recreation centre as recommended and funded by Transportation Services staff; additional site visits required to inspect shoring and tiebacks installations due to proximity of tiebacks with the Toronto District School Board school and permit requirement; new requirements for airtightness testing prior to closing the building permit, as mandated by the Toronto Green Standards; new procedures and requirements have been implemented by Parks and Recreation to strengthen asset management and equipment maintenance; additional allowances for security, networking, and AV equipment, reflecting lessons learned from similar projects due to evolving requirements and change in equipment since the original design; and replenishment of contingency funds.

RECOMMENDATIONS

The General Manager, Parks 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), grant authority to the General Manager, Parks and Recreation, to amend the Purchase Order 6051765 issued to CS&P Architects Inc. for the additional professional services during construction of the new Davisville Aquatic Community Centre by increasing the value by \$202,356 net of all applicable taxes and charges (\$205,917 net of Harmonized Sales Tax Recoveries), revising the current Purchase Order value from \$2,645,572 net of all applicable taxes and charges (\$2,692,134 net of Harmonized Sales Tax recoveries) to \$2,847,928 net of all applicable taxes and charges (\$2,898,052 net of Harmonized Sales Tax recoveries).

FINANCIAL IMPACT

The total value of the purchase order amendment identified in this report is \$202,356 net of all applicable taxes and charges (\$205,917 net of Harmonized Sales Tax Recoveries), and revising the current Purchase Order value from \$2,645,572 net of all applicable taxes and charges (\$2,692,134 net of Harmonized Sales Tax recoveries) to \$2,847,928 net of all applicable taxes and charges (\$2,898,052 net of Harmonized Sales Tax recoveries).

The total value of all three cumulative POAs to date is \$779,229 net of all applicable taxes and charges (\$792,942 net of HST recoveries). Following this amendment, the total professional services fee remains 5% to 6% of construction costs and is well within industry benchmarks.

Funding for this purchase order amendment is included in Parks and Recreation's and Transportation Services' 2026 Capital Budgets and 2027-2035 Capital Plans 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) |
|---------------|--|------|--|
| CPR120-47-02 | FMP-Davisville Community Pool-Professional | 2026 | \$191,925 |
| CTP817-05-484 | Cycling Infrastructure | 2026 | \$13,992 |

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting on November 20, 2024, General Government Committee approved the second amendment to the Purchase Order Number 6051765 in the amount of \$393,750 net of all applicable taxes and charges (\$400,680 net of Harmonized Sales Tax recoveries) to provide additional contract administration services due to the increased complexity of the project, specifically related to implementing Net Zero, Active Roof, increased construction duration and other requirements.

<https://www.toronto.ca/legdocs/mmis/2024/gg/bgrd/backgroundfile-250835.pdf>

At its meeting on May 1, 2024, General Government Committee granted authority to Award Request for Tender Ariba Doc4254143011 to Aquicon Construction Company Ltd. for the construction of new Davisville Aquatic Community Centre Net Zero Building, in the amount of \$59,446,468 net of all applicable taxes and charges (\$60,492,726 net of Harmonized Sales Tax recoveries).

<https://www.toronto.ca/legdocs/mmis/2024/gg/bgrd/backgroundfile-245070.pdf>

At its meeting on January 13, 2021, Bid Award Panel granted authority to Award Request for Proposal Ariba Doc2538259045 to CS&P Architects Inc. to provide professional architectural and technical services for the Davisville Aquatic Community Centre in the amount of \$2,068,700 net of all applicable taxes and charges (\$2,105,109 net of Harmonized Sales Tax recoveries)

<https://secure.toronto.ca/council/agenda-item.do?item=2021.BA117.3>

COMMENTS

Background:

Parks and Recreation is advancing the construction of the new Davisville Aquatic Community Centre, which will be a net-zero energy building. The new three-storey facility is located near Yonge Street and Davisville Avenue and will share facilities with the adjacent Davisville Junior Public School, through a partnership with the Toronto District School Board (TDSB). The centre will feature amenities including lane and leisure pools, multi-use community spaces, and an active roof with fitness amenities.

The professional architectural and technical services for this project was awarded to CS&P Architects Inc. in January 2021. The original Purchase Order was issued in the amount of \$2,068,700 net of all applicable taxes and charges (\$2,105,109 net of Harmonized Sales Tax recoveries). Construction for the new Davisville Aquatic Community Centre commenced in August 2024 and is progressing well and construction is anticipated to be completed in February 2027.

The current purchase order amendment is required for the following reasons:

- Additional \$13,750 for design adjustments to ensure a safe and accessible pick-up and drop-off area along Davisville Avenue, as recommended and funded by Transportation Services division.

- Additional \$10,080 for coordination with the Toronto District School Board and site inspections for tieback installation. Due to the proximity of the school underground structure with the tieback, additional effort was required beyond originally estimated by the consultant.
- Additional \$61,525 to undertake new airtightness and related testing required to demonstrate compliance with the Toronto Green Standard. This scope was not included in the consultant's original scope but is necessary to verify that the building's performance aligns with design requirements and to support building permit closeout requirements.
- Additional \$50,000 allowance for the consultant to document a comprehensive asset inventory and maintenance requirements for all critical equipment, as well as to provide additional training beyond base scope, in accordance with new new asset management and maintenance documentation procedures introduced by Parks and Recreation which will be incorporated into all future contracts to support asset management and planning.
- Additional \$50,000 allowance for security, networking, and audio-visual systems, informed by experience from comparable projects. These requirements evolve as technology standards and equipment change, requiring adjustment from time to time.
- Additional \$17,000 to replenish contingency to address unforeseen conditions and remaining project risks.

City staff recommend that the additional amount requested by the consultant is both reasonable and necessary to support services during construction.

Previously Approved Purchase Order Amendments:

Purchase Order Amendment No. 1 was approved on March 1, 2024, in the amount of \$183,122 (net of all applicable taxes and charges). The increase reflects:

- Added project complexity associated with incorporating Net Zero design elements and additional active roof requirements during the design phase.
- Review and coordination efforts with the Toronto District School Board (TDSB) and Toronto Lands Corporation (TLC), as key project stakeholders.
- Re-tendering efforts, since the initial tender did not generate sufficient competition, necessitating a second tender.
- Additional project management efforts due to an extended site plan approval process.

Purchase Order Amendment No. 2 was approved by the General Government Committee on November 20, 2024, in the amount of \$393,750 (net of all applicable taxes and charges). The increase reflects:

- Additional effort resulting from a higher volume of shop drawings and on-site inspections driven by net-zero requirements.
- Increased project complexity beyond what was anticipated at the consultant selection stage.
- Significant coordination and inspection efforts with the TDSB and TLC during tie-back installations, due to the proximity of adjacent buildings and the need to satisfy tie-back agreement requirements.

- Additional project insurance costs associated with an extended project duration.

CONTACT

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SIGNATURE

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