



**Report**  
**Staff Report**  
The Corporation of the City of Brampton  
**4/10/2024**

**Date:** 2024-03-26

**Subject:** **Request to Begin Procurement – Hiring of General Contractors and Design Builders for Construction Projects – Wards 3, 4, 7, 8 & 10**

**Contact:** Neda Pavela-Mogus, Manager, Building Design and Construction

**Report number:** Public Works & Engineering-2024-302

**RECOMMENDATIONS:**

1. That the report from Neda Pavela-Mogus, Manager of Building Design and Construction to the Committee of Council Meeting of April 10, 2024, re: **Request to Begin Procurement – Hiring of General Contractors and Design Builders for Construction Projects – Wards 3, 4, 7, 8 & 10**, be received;
2. That the Purchasing Agent be authorized to commence the procurement for general contracting services for the building addition at Memorial Arena (Ward 3);
3. That the Purchasing Agent be authorized to commence the procurement for general contracting services for the building alterations at Riverstone Community Centre (Ward 8);
4. That the Purchasing Agent be authorized to commence the procurement for general contracting services for the construction of Fire Station 215 (Ward 10);
5. That the Purchasing Agent be authorized to commence the procurement for design and construction services for Electric Vehicle Charging stations at 8850 McLaughlin Rd S & 1975 Williams Pkwy (Wards 4 & 8); and
6. That the Purchasing Agent be authorized to commence the procurement for design and construction services for the Energy Retrofit of Earnscliffe Recreation Centre (Ward 7).

**OVERVIEW:**

- This report seeks Council approval to commence the procurement for the hiring of a General Contractor for the building addition at Memorial Arena – Junior A/B Expansion (Ward 3).
- This report seeks Council approval to commence the procurement for the hiring of a General Contractor for the building alterations at Riverstone Community Centre (Ward 8).
- This report seeks Council approval to commence the procurement for the hiring of a General Contractor for the construction of Fire Station 215 (Ward 10).
- Construction of Fire Station 215 is partially funded, and a budget amendment for the balance of construction funding is to be submitted for Council approval in Q3 2024.
- This report seeks Council approval to commence the procurement for the hiring of a Design Builder for the design and construction of Electric Vehicle Charging stations at 8850 McLaughlin Rd S & 1975 Williams Pkwy (Wards 4 & 8).
- This report seeks Council approval to commence the procurement for the hiring of a Design Builder for design-build services for the Energy Retrofit of Earnscliffe Recreation Centre (Ward 7).

**BACKGROUND:****Memorial Arena – Junior A/B Expansion (Ward 3)**

The existing Memorial Arena building is a designated heritage building and a significant example of a mid-20th century community hockey rink with substantial architectural, historical, and contextual value. The arena also has a strong association with hockey and lacrosse history as the home of the Brampton Novice Lions Hockey Tournament and the Brampton Excelsior lacrosse team. It was identified that there was a need for additional locker rooms, admin spaces and ancillary spaces to support activities at the facility, and to bring it more in line with other City of Brampton arenas.

**Riverstone Community Centre Change Room Renovations (Ward 8)**

The configuration of the existing public spaces, fitness studio, washrooms and staff spaces located on the basement level of Riverstone Community Centre were deemed to be not suitable for the planned programming and future use of the facility.

The project will include renovations to the existing changeroom area to create a fitness studio with storage, a community room for public use, a staff room/break area with a work area for staff, as well as a washroom renovation to add additional stalls and sinks.

### **Fire Station 215 (Ward 10)**

Fire Station 215, to be located at 10539 Goreway Drive, was endorsed by Council in 2016 as part of the BFES 2016 Station Location & Apparatus Deployment Study and the BFES 2021-2025 Fire Master Plan. This station is required to meet demand for services in the north-east section of the City.

Construction development of Fire Station 215 was approved as part of the 2023 and 2024 capital budgets. The project is partially funded, and a budget amendment for the balance of construction funding is to be submitted for Council approval in Q3 2024.

### **Electric Vehicle Charging stations at 8850 McLaughlin Rd S & 1975 Williams Pkwy (Wards 4 & 8)**

In March 2022, Council approved the Brampton Sustainable Fleet Strategy that recommended a clear vision and roadmap for the City of Brampton's fleet operations to reduce their GHG emissions by 86% by 2035. The strategy recommended focusing Fleet capital spending on replacing corporate light- and medium-duty gasoline and diesel vehicles with electric vehicles, and installing charging infrastructure for all such vehicle categories in the short and mid-term.

The consequences of not approving this report will be a delay in Fleet Operations' plan to transition existing corporate light & medium duty gasoline and diesel vehicles to electric vehicles and will impact the City's ability to achieve the Sustainable Fleet Strategy's GHG reduction targets of 86% by 2035.

### **Energy Retrofit of Earnscliffe Recreation Centre (Ward 7)**

In 2023, Council approved a budget amendment to establish a new capital project for detailed design services and other soft costs for the Energy Retrofit of Earnscliffe Recreation Centre and authorized the Purchasing Agent to commence the procurement to hire a consultant for the detailed design.

At the time of the budget amendment, the City was pursuing grant funding through the Green and Inclusive Community Buildings Fund (GICB grant). The City was informed in late 2023 that this project was not awarded grant funding; only 14% of 325 submissions were successful in obtaining funding.

In 2023, Council directed staff to develop a solution to avoid concurrent closures of four recreation facilities (Earnscliffe Recreation Centre, Chris Gibson Recreation Centre, Susan Fennell Sportsplex, and Memorial Arena). It was established that deferring

construction of the Earnscliffe Energy Retrofit to 2026 would minimize the impact of the facility closure on recreation programming.

## **CURRENT SITUATION:**

### **Memorial Arena – Junior A/B Expansion (Ward 3)**

The new addition proposed on the west side of the Arena will complement the design of the existing building and respect its historic architectural integrity. The project will add two team locker rooms, two washrooms in each change room (one barrier free), one coach's office, one trainer room, storage rooms, and access into the existing Memorial Arena, along with improved access from the parking lot.

A consultant was retained in July 2023 to prepare the design and provide contract administration services for the building addition. The project is currently in the detailed design phase, and the Basic Site Plan Approval process has been initiated. Contract documents are expected to be completed by end of Q2 2024, and general contractor procurement is planned for Q3 2024. Construction is anticipated to commence by Q4 2024.

### **Riverstone Community Centre Building Alterations (Ward 8)**

A consultant was retained in October 2023 to develop the design and provide contract administration services for the renovation. The project is currently in the design development phase. General contractor procurement is planned for Q3 2024. Construction is expected to begin in Q4 2024, with planned substantial performance by end of Q2 2025.

### **Fire Station 215 (Ward 10)**

A consultant was retained in 2023 for design and contract administration services. The project is currently in detailed design. All approvals are anticipated to be received in Q2 2024, and general contractor procurement is planned for Q2 2024. Construction is expected to begin in Q3 2024. The anticipated construction completion date is Q2 2026.

### **Electric Vehicle Charging stations at 8850 McLaughlin Rd S & 1975 Williams Pkwy (Wards 4 & 8)**

BDC staff anticipate engaging the Design Builder in Q2 2024 and starting construction immediately thereafter. The EV charging stations are expected to be installed and ready for service by the end of Q1 2025. To meet the project schedule, the Design Build RFP will need to be released in Q2 2024.

## **Energy Retrofit of Earnscliffe Recreation Centre (Ward 7)**

Staff are in the process of retaining a Measurement, Verification and Compliance (MV&C) Consultant to assist in the development of the design-build procurement, as well as act as the Owner's Representative during subsequent phases of the project.

Staff intend to engage a design-builder for the design, construction and monitoring in three phases, as follows:

- Phase 1 – feasibility study, design development and Class B estimates
  - Phase 1 deliverables are to be presented to Council for review and approval prior to moving forward to Phase 2
- Phase 2 – construction by Design Builder and monitoring by Measurement, Verification and Compliance Consultant
- Phase 3 – 2 Year Performance Monitoring by Design Builder and monitoring by Measurement, Verification and Compliance Consultant

A design-builder will be engaged for Phase 1 services by Q4, 2024, with future phases contingent on Council approval. Based on the preliminary project schedule, Phase 1 deliverables would be presented for Council's approval in late 2025 or early 2026, and, if approved by Council, the project would proceed to phases 2 and 3. On-site construction would commence in late 2026 or later and require that the facility be closed for about 13 months. It is anticipated, based on the current schedule, that ice rink availability at Susan Fennell and Chris Gibson will be 100% by 2026 and will mitigate impact on recreational programming due to the closure of Earnscliffe.

### **CORPORATE IMPLICATIONS:**

**Financial Implications** - Sufficient funding is available within the Public Works and Engineering approved Capital Budget for procurement services recommended in this report except for Fire Station 215 which is partially funded and will require a budget amendment, subject to Council approval.

### **Other Implications:**

**Purchasing Implications** – Public competitive procurement processes will be conducted, and purchase approvals will be obtained in accordance with the Purchasing By-law. All communication with Bidders involved in the procurement must occur formally, through the contact person identified in the Bid Document.

### **STRATEGIC FOCUS AREA:**

This report aligns with the following Strategic Focus Areas:

- **Health & Well-being**, by improving facilities that support citizens' belonging, health, wellness, and safety;

- **Transit & Connectivity**, by implementing infrastructure that is safe, convenient, efficient, and sustainable;
- **Growing Urban Centres & Neighbourhoods**, by building facilities that support strong and connected communities;
- **Government & Leadership**, by delivering services equitably, efficiently and effectively; and
- **Environmental Resilience & Sustainability**, by focusing on nurturing and protecting our environment for a sustainable future.

## CONCLUSION:

It is recommended that the Purchasing Agent be authorized to commence the procurements described in this report.

Authored by:

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