



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 11/27/2024

**Date:** 2024-11-15

**Subject:** **Request to Begin Procurement - Riverwalk Construction Manager Services - Wards 1 & 3**

**Contact:** Michael Heralall, Director, Environment & Development Engineering

**Report number:** Planning, Bld & Growth Mgt-2024-844

**RECOMMENDATIONS:**

1. That the report from Michael Heralall, Director, Environment & Development Engineering to the Committee of Council Meeting of 27<sup>th</sup> November 2024, re: **Request to Begin Procurement – Riverwalk Construction Manager Services – Wards 1 & 3**, be received;
2. That Council authorize the Purchasing Agent to begin the procurement of the Riverwalk Construction Manager for construction services to deliver the capital works for the Downtown Brampton Flood Protection.

**OVERVIEW:**

- **This report seeks Council authorization to begin procurement of a Construction Manager to provide services for construction and delivery of the capital works for the Downtown Brampton Flood Protection (DBFP) which is the first phase of Riverwalk.**
- **Riverwalk and the DBFP are strategic priorities for the City to remove planning restrictions in the downtown due to flooding, catalyse development and urban transformation, and increase housing supply in the downtown.**
- **The DBFP is currently well into the design phase and construction is anticipated to begin in July 2025 with completion in 2028.**

- **Due to the ambitious construction schedule for such a complex project, it is recommended deliver the construction of the DBFP by means of a construction manager model. This provides greater assurance to the City that the construction schedule can be met and is the typical capital delivery model for large public sector projects.**
- **Staff will update Council in a future report on how project costs have changed since 2019 when they were first estimated and will bring forward such budget amendment(s) as may be appropriate for Council's consideration.**
- **Sufficient funding is available within the approved capital budgets under the Riverwalk Project # 217735 to initiate procurement of a construction manager for pre-construction services.**

## **BACKGROUND:**

### **Riverwalk and Downtown Brampton Flood Protection**

Downtown Brampton is at risk of flooding from the Etobicoke Creek during extreme storm events. The City, in collaboration with the Toronto and Region Conservation Authority (TRCA), completed a Municipal Class Environmental Assessment (EA) in 2020 that defined a solution to eliminate flood risk in Downtown Brampton consisting of:

- 1) Widening and deepening the existing Etobicoke Creek Bypass Channel from Church Street to CN rail;
- 2) Replacing existing bridges with larger span structures to span the widened channel;
- 3) Making conveyance improvements north of Church Street by moving existing Ken Whillans Drive to the west, and re-grading the existing valley; and
- 4) Re-grading of Church Street from Union Street to Scott Street.

The EA solution was moved to detailed design in 2022 with the support of funding from the Government of Canada in 2020 through the Disaster Mitigation Adaptation Fund (DMAF). The Province of Ontario has recently approved further funding towards the construction of this transformational project that aligns with Provincial priorities on housing.

The Downtown Brampton Flood Protection is the first phase of Riverwalk, a larger vision for transforming downtown through the creation of a public realm of open spaces, iconic destinations, active transportation linkages that would be built around and outwards from the flood protection works. Riverwalk and the DBFP are strategic priorities for the City to remove planning restrictions in the downtown due to flooding, catalyze development and urban transformation, and increase housing supply in the downtown.

Council has previously allocated funding for design and construction of Riverwalk through the 2021-2024 capital budgets and this report seeks authorization to begin procurement for construction services.

## **CURRENT SITUATION:**

### **Detailed Design and Construction**

AECOM was awarded the contract for design of the Downtown Brampton Flood Protection in 2022 and is currently well into the detailed design process:

- 60% design milestone at end of November 2024
- 90% design milestone in February 2025.
- 100% design and tender April 2025
- Construction start July 2025

It is important to note that the timelines for construction of the DBFP were initially driven by the DMAF program end date of 2028, but that timeline has now aligned with priorities for delivering on the municipal housing pledge and increasing housing supply in the downtown urban growth center.

### **Construction Manager Model**

The obligation to meet the construction end date of 2028 requires a capital project delivery model that guarantees schedule. The Construction Manager (CM) model provides that benefit to the City and is the model typically employed on large public-sector construction projects such as the Toronto West Don Lands (more than \$1B), the Trent Severn and Rideau Dam and Lock Retrofit Program (\$2.5B with 60-80% of the projects tendered through construction manager) and the Burlington Canal Lift Bridge deck replacement.

An alternative project delivery of design-bid-build was looked at, but would require an increase in City resources for construction management and coordination, and does not provide the assurance on construction schedule that is essential.

With design approaching the 60% milestone, construction planning and staging and aspects of constructability becomes a focus point. On a complex project with not much schedule leeway, engaging the CM between the 60% and 90% design milestones allows the City and their designers to leverage the CM's expertise in building infrastructure to resolve conflicts and constraints on construction drawings and inform tender preparation.

It is proposed to engage a Construction Manager on an hourly basis for pre-construction services and on a percentage basis for the construction phase. Percentages range from 5% to 10% of construction cost. This is the typical large public-sector construction manager contract, as it ensures the best pricing versus a guaranteed maximum price since substantial risk premiums are no longer necessary to be included in bidders' prices.

Canadian Construction Documents Committee (CCDC) contracts will be utilized, modified as needed for project-specific needs.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

Sufficient funding is available within the approved capital budgets under the Riverwalk Project # 217735 to initiate procurement of a construction manager for pre-construction services.

As the project progresses and design reaches 90% completion, budget estimates will continue to be refined. Should additional funding be required, staff will report back to Council.

### **Purchasing Implications:**

A public Procurement Process will be conducted and the lowest compliant bid will be eligible for contract award. Purchase approval shall 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 RFP Document.

## **STRATEGIC FOCUS AREA:**

The recommendations of this report are aligned with the **Growing Urban Centres and Neighbourhoods** strategic focus area by advancing the construction of the Downtown Brampton Flood Protection that will open up the downtown area for development.

## **CONCLUSION:**

The Downtown Brampton Flood Protection project will eliminate flooding in downtown from the Etobicoke Creek during extreme storm events and allow opening up for development. Detailed design of the DBFP is underway and is nearing 60% design milestone with construction planned for July 2025 and required to be completed in 2028.

Due to the obligation to meet the construction end date imposed by funding requirements, a construction manager model is recommended for the construction phase of the project. The construction manager will be initially on an hourly basis for pre-construction services, and thence on a percentage basis for the construction of the Downtown Brampton Flood Protection. All procurements will be public and competitive as per the Purchasing By-law.

It is recommended that Council authorize the Purchasing Agent to procure the services of a construction manager for construction of the Downtown Brampton Flood Protection.

Sufficient funding is available within the approved capital budgets under the Riverwalk Project #217735 to procure the initial construction manager services required.

Authored by:

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