



Report
Staff Report
The Corporation of the City of Brampton
3/19/2025

Date: 2025-03-12

Subject: **Budget Amendment - Addition and Renovation of Chris Gibson Recreation Centre - Childcare Facility Integration - Ward 1**

Contact: Mitsa Montaser, Director, Building Design and Construction

Report number: Public Works & Engineering-2025-244

RECOMMENDATIONS:

1. That the report from Mitsa Montaser, Director, Building Design and Construction to the Committee of Council Meeting of March 19, 2025, re: **Budget Amendment - Addition and Renovation of Chris Gibson Recreation Centre - Childcare Facility Integration - Ward 1**, be received;
2. That Council approve the return of surplus capital funds totaling \$2,300,000 as detailed in the financial section of this report;
3. That a budget amendment be approved for project #185670-003 - Chris Gibson Recreation Centre, to increase the project budget by the amount of \$2,300,000, with the funding to be transferred from Reserve # 4 – Asset Repair & Replacement;
4. That staff be directed to amend the existing contract for Addition and Renovation of Chris Gibson Recreation Centre to add the construction of the Childcare scope of work.

OVERVIEW:

- **The Chris Gibson Recreation Centre expansion includes a 39,000-square-foot renovation and a 69,000-square-foot addition, bringing the facility to 116,000 square feet (not including the childcare facility). The project will add a second ice rink, gymnasium, and dance studios, significantly enhancing community recreational services.**
- **In May 2021, the City secured \$18,794,000 in funding from the Ontario Ministry of Infrastructure through the Strategic Priorities Infrastructure Fund. To fulfill the project's financial requirements, the City committed to covering the remaining costs. A key condition of the funding is that substantial project completion must be achieved by March 31, 2027.**

- **Following a public, negotiable RFP process, a purchase order was issued to a General Contractor on August 30, 2023.**
- **On September 13, 2023, Council approved additional funding to incorporate a childcare facility into the expansion project.**
- **A childcare provider was selected through a public procurement process and is receiving grant funding from the Region for start-up costs and space fit-out, which must be used by December 2026.**
- **Following the completion of design work for the 10, 656 square foot childcare facility, a Contemplated Change Order was issued to the existing contractor to price the additional scope of work. The General Contractor's final quotation for the construction of the childcare facility is \$7.5 million, exceeding the approved estimated budget.**
- **Given that construction is already underway, integrating this work within the existing contract is necessary to ensure seamless coordination and avoid delays. As per the contractor's latest schedule the project will be substantially complete by April 2026, allowing enough time for the childcare provider to fit-out the space by December 2026.**
- **This report seeks Council approval to proceed with a contract extension to add the construction of the childcare scope of work to the existing contract and requests a budget amendment of \$2.3 million to cover the additional costs and ensure project completion.**

BACKGROUND:

The Chris Gibson Recreation Centre expansion project includes the renovation of 39,000 square foot and a 69,000-square-foot addition, bringing the total facility size to 116,000 square feet. The project will introduce a second ice rink, a gymnasium, and dance studios, significantly enhancing recreational services for the community.

In May 2021, the City secured \$18,794,000 in funding from the Ontario Ministry of Infrastructure through the Strategic Priorities Infrastructure Fund – Priority Local Infrastructure (SPIF-PLI). Under the Transfer Payment Agreement (TPA) with the Province, the City committed to funding the remaining project costs, with a key requirement that substantial project completion must be achieved by March 31, 2027.

Following a public, negotiable RFP process, a purchase order was issued to a General Contractor on August 30, 2023.

On September 13, 2023, Council approved additional funding to incorporate a childcare facility into the expansion project.

Through a public procurement process, a childcare provider was selected for this site. The provider is receiving grant funding from the Region for start-up costs and space fit-out, which must be utilized by December 2026 upon facility handover.

CURRENT SITUATION:

Following Council approval to incorporate a childcare facility into the addition and renovation of the Chris Gibson Recreation Centre, the project team promptly initiated the design work, which was completed by August 2024. At that point, a Contemplated Change Order was issued to the General Contractor to price the additional scope. The new childcare facility contributes an additional 10,656 square feet to the overall expansion of the recreation centre.

Given that construction was already underway, integrating the childcare facility within the existing contract is both necessary and strategically beneficial for the following reasons:

1. Seamless Integration of Systems and Infrastructure

The childcare facility must be fully integrated with the electrical and mechanical, systems of the main building. Engaging the existing contractor ensures seamless coordination of these critical components, minimizing duplication of work and potential conflicts.

2. Alignment with Project Timeline and Funding Requirements

According to the latest schedule provided by the contractor, the overall project is set for substantial completion by April 2026. The childcare provider is also receiving grant funding from the Region for fit-out costs, which must be spent by December 2026. Delays in awarding a separate contract for the childcare facility could misalign the construction schedule, creating inefficiencies and risking the loss of startup funding for the provider.

3. Cost Efficiency and Contractor Familiarity

The General Contractor is already mobilized on-site, familiar with the project scope, and has allocated the necessary resources. Procuring a separate contractor at this stage would introduce additional administrative, mobilization, and coordination costs, increasing the overall budget.

4. Regulatory and Site Constraints

Constructing the childcare facility separately would require additional site logistics, contractor coordination, and risk disruptions to the main project. An integrated approach ensures efficient management of safety measures, site access, and overall construction activities.

The General Contractor's final quotation for the childcare construction is \$7.5 million, exceeding the estimated budget. The initial budget was established as an order-of-magnitude estimate because the detailed construction drawings were not completed prior to the approval. As such, due to limited project details available and due to construction cost escalation since the time of the estimate additional funding is required to complete the construction of the childcare facility.

This report seeks Council approval for a budget amendment to cover the additional costs and ensure the completion of the childcare facility as part of the overall Chris Gibson Recreation Centre expansion.

CORPORATE IMPLICATIONS:

Financial Implications:

The recommendations in this report require capital investments but will result in a net-zero budget impact. The additional funding required will be fully offset by the return of surplus funds from previously approved projects, as follows:

Project	Funding Source	Amount
Project #205120 – FCCC Courtyard 1 & 2 Infill	Reserve #93 – Building Rate	1,700,000
Project #201650 – Facility R & R	Reserve #4 – Asset R&R	259,000
Project #221650 – Facility R & R	Reserve #4 – Asset R&R	151,000
Project #201900- Interior Design Service	Reserve #4 – Asset R&R	190,000
Total		\$2,300,000

A budget amendment is required for Project #185670-003 – Chris Gibson Recreation Centre childcare, increasing the project budget by \$2,300,000, with funding to be transferred from Reserve # 4 – Asset Repair & Replacement.

There is sufficient funding available to proceed with the recommendations outlined in this report.

Purchasing Implications:

Upon Council approval, a Contract Amendment and Extension for the approved Chris Gibson Recreation Centre Addition and Renovation will be undertaken and authorized in accordance with the Purchasing By-Law and established procedures.

STRATEGIC FOCUS AREA:

Health & Well-being: Focusing on citizens' belonging, health, wellness, and safety. The new facility will provide a venue to deliver programming geared to community safety, improving mental health support and encourage active healthy lifestyles.

Growing Urban Centres & Neighbourhoods: Focusing on an economy that thrives with communities that are strong and connected. Recreation Centres and Childcare facilities are key components of a complete and balanced neighbourhood.

CONCLUSION:

Approving this budget amendment ensures the timely completion of the childcare facility while maintaining alignment with the overall Chris Gibson Recreation Centre expansion. It minimizes project risks, maximizes operational efficiency, and upholds the City's commitment to delivering essential community services within the established timelines.

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