

Date: 2020-02-03

Subject: **Request to Begin Procurement - Hiring of Consultants and General Contractors for various New Construction and State of Good Repair Projects**

Contact: David Bottoni, Director, Building Design and Construction, Community services (437.881.4053)

Report Number: Public Works & Engineering-2021-181

Recommendations:

1. THAT, the report from David Bottoni, Director, Building Design and Construction, Public Works & Engineering Department, dated February 3, 2021, to the Committee of Council Meeting of Feb 24, 2021, re: **Request to Begin Procurement – Hiring of Consultants and General Contractors for Various New Construction and State of Good Repair projects**, be received; and
2. THAT, the Purchasing Agent be authorized to commence the procurement for Consulting services for the design and contract administration of a new Animal Shelter; and
3. THAT, the Purchasing Agent be authorized to commence the procurement for General Contracting services for the demolition project at Victoria Park Arena; and
4. THAT, the Purchasing Agent be authorized to commence the procurement for General Contracting services for the new construction project Fire Station 201 at 25 Rutherford Rd S.; and
5. THAT, the Purchasing Agent be authorized to commence the procurement for General Contracting services for the roof replacement for Clark Transit facility; and
6. THAT, the Purchasing Agent be authorized to commence the procurement for General Contracting services for the rehabilitation of the garage for Market Square Parking Garage; and

7. THAT, the Purchasing Agent be authorized to commence the procurement for General Contracting services for the replacement of LED Pylon Signs for multiple facilities; and
8. THAT, the Purchasing Agent be authorized to commence the procurement for General Contracting services for the Roof and Building Repairs at Century Gardens Recreation Centre; and
9. THAT, the Purchasing Agent be authorized to commence the procurement for General Contracting services for the Change Room Refresh at Earnscliffe Recreation Centre; and
10. THAT, the Purchasing Agent be authorized to commence the procurement for General Contracting services for the addition at Bramalea Tennis Club; and
11. THAT, the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Overview:

This report seeks Council approval to commence the following procurements:

- **Hiring of a Consultant for the design and contract administration services for a new Animal Shelter**
- **Hiring of a General Contractor for the new construction services for:**
 - **Victoria Park Arena (Demolition Only)**
 - **Fire Station 201**
 - **Bramalea Tennis Club**
- **Hiring of a General Contractor for the State of Good Repair projects including:**
 1. **Roof replacement for Clark Transit facility**
 2. **Rehabilitation of the garage for Market Square Parking Garage**
 3. **Replacement of LED Pylon Signs for Chinguacousy Park, Jim Archdekin Recreation Centre, Cyril Clark Library, Fire Stations 202, 206 and 210**
 4. **Roof and Building Repairs at Century Gardens Recreation Centre**
 5. **Change Room Refresh at Earnscliffe Recreation Centre**

Summary of Projects included in the report:

Project	Site Address	Ward No.	Anticipated Construction timeline
New Animal Shelter	475 Chrysler Drive	8	Design: Q4, 2021 Construction: Q3 2023 - Q4 2024
Victoria Park Arena	20 Victoria Crescent	7	Demolition: July 2021 – Oct 2021
Fire Station 201	25 Rutherford Rd., S	5	Q4 2021 – Q1 2023
Roof replacement for Clark Transit facility	185 Clark Boulevard	3	June 2021 – December 2021
Rehabilitation of garage for Market Square Parking Garage	1 Theatre Lane	1	April 2021- December 2021
Replacement of LED Pylon Signs for Chinguacousy Park, Jim Archdekin Recreation Centre, Cyril Clark Library, Fire Stations 202, 206 and 210	Multiple Facilities	2,3,6,8	May, 2021- November 2021
Roof and Building Repairs at Century Gardens Recreation Centre	340 Vodden St E	1	April, 2021- September 2021
Change Room Refresh at Earnscliffe Recreation Centre	44 Eastbourne Dr	7	May 2021- December 2021
Bramalea Tennis Club	9050 Bramalea Rd	7	Q3/4 2021 - Q2 2022

Background:

1. New Animal Shelter

The existing animal shelter is currently undersized and staff are working out of other facilities. This procurement is to determine the future needs of Animal Services, start the design and provide contract administration services for the facility. A separate report will be submitted once the design is complete to begin procurement for the construction, for which there is funding in 2023.

2. Victoria Park Arena

The existing 36,000 sq. ft. fire damaged Victoria Park Arena is to be demolished and a new multi-purpose facility is going to be constructed in its place. The redevelopment of the Victoria Park Arena was approved by Council in 2019. This report is seeking Council's approval to begin procurement for the demolition only. Staff will report back to the council regarding the construction of the new facility, including the Sports Hall of Fame, in Q3 of this year. The proposed similar sized facility is part of a larger strategic plan that includes the transformation of six other older recreation centers in the Bramalea area: Howden, Ellen Mitchell, Balmoral, Terry Miller, and Greenbriar.

3. Fire Station 201

This procurement is for the construction of a new four (4) bay fire station, on a City owned parcel located at 25 Rutherford Road South, with site specific access improvements including intersection upgrades.

4. Roof replacement for Clark Transit facility

Clark Transit facility is a bus storage and maintenance facility. It stores and maintains 147 buses, which is approximately 30% of Brampton Transit fleet. The existing flat roofs have reached the end of their service life and require full replacement to avoid potential leaks causing service disruptions and damages to building components and equipment. The life expectancy of the new roof is 20 - 25 years. In addition, the new roof will have higher R-Value which will reduce greenhouse gas emissions.

5. Rehabilitation of the garage for Market Square Parking Garage

The scope of work for this project includes the replacement of expansion joints and waterproofing membrane. It also includes the replacement of the traffic topping of entrance ramp, repair and waterproof cracks where there are existing slab leaks and repair foundation cracks and spalling/delamination of stairwells.

6. Replacement of LED Pylon Signs for Chinguacousy Park, Jim Archdekin Recreation Centre, Cyril Clark Library, Fire Stations 202, 206 and 210

The project involves LED Pylon Sign replacement at various locations including the supply and installation of new LED pylon signs in accordance with the City of Brampton's Outdoor Wayfinding and Signage Standard. Restoration all landscaped areas affected by construction will be included.

7. Roof and Building Repairs at Century Gardens Recreation Centre

The scope of work includes localized replacement of the exterior brick wall assembly, localized flat roof replacement, localized sloped metal roof replacement, repair of leaking curtain wall, concrete stair repairs and replacement of roof and wall assemblies at the hydro vault.

8. Change Room Refresh at Earnscliffe Recreation Centre

The scope of work includes a comprehensive interior renovation of the family change room, and conversion of the existing male/female change room into a single universal change room.

9. Bramalea Tennis Club

Chinguacousy Park Curling Club facility will undergo an addition of approximately 850 sq. ft. to accommodate a new tennis club lounge. It will also undergo a renovation of the existing locker room.

Corporate Implications:

Purchasing Comments

Design and Contract Administration for New Animal Shelter

A public Procurement Process will be conducted and the Proposal submissions shall be evaluated in accordance with the published evaluation process within the Bid Document.

Victoria Park Arena, Fire Station 201, Roof and Building Repairs at Century Gardens Recreation Centre and Change Room Refresh at Earnscliffe Recreation Centre

A public Procurement Process will be conducted for each project to pre-qualify general contractors and submissions shall be evaluated in accordance with the published evaluation process within the Bid Document.

The pre-qualified general contractors will be invited to submit a Bid for each project and the lowest compliant Bid will be eligible for contract award.

Roof replacement for Clark Transit facility

The pre-qualified roofing contractors will be invited to submit a Bid and the lowest compliant Bid will be eligible for contract award.

Rehabilitation of Market Square Parking Garage, Replacement of LED Pylon Signs at Chinguacousy Park, Jim Archdekin Recreation Centre, Cyril Clark Library, Fire Stations 202, 206 and 210 and Bramalea Tennis Club Addition

A public Procurement Process will be conducted for each project and the lowest compliant Bid will be eligible for contract award.

Purchase approval for each procurement shall be obtained in accordance with the Purchasing By-law.

All communication with Bidders involved in the procurements must occur formally through the contact person identified in the Bid Documents

Financial Implications:

Projects identified in the recommendations of this report are approved capital initiatives under the Public Works and Engineering capital budget.

Other Implications:

This report achieves the following Term of Council priorities:

Brampton is a Safe & Healthy City:

- Fire Station 201 will provide emergency response services to the community, positively impacting emergency response times and thereby improving the safety of the City's residents.

Brampton is a Mosaic:

- Construction of Victoria Park Arena supports the 2040 Vision: Complete Neighbourhoods, as recreation centres are key components of a complete, balanced neighbourhood.
- State of Good Repair projects will allow for the implementation of elements of universal design strategies in tandem with the City's Accessibility Technical Standards to serve the City's residents.

Conclusion:

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

Reviewed by:

David Bottoni
Director, Building Design & Construction

Reviewed by:

Approved by:

Jayne Holmes, P. Eng.
Acting Commissioner, Public Works &
Engineering

Submitted by:

David Barrick
Chief Administrative Officer, City of Brampton

Report authored by. Sonika Soor, Project Manager, Building Design and Construction