

Date: 2021-09-01

Subject: **Request to Begin Procurement – Hiring of Construction Management Services for the Design and Construction of the Centre for Innovation**

Contact: David Bottoni, Director, Building Design and Construction,
Public Works & Engineering (437.881.4053)

Report Number: Public Works & Engineering-2021-986

Recommendations:

1. THAT, the report from David Bottoni, Director, Building Design and Construction, Public Works & Engineering Department, dated September 1, 2021, to the Committee of Council Meeting of September 22, 2021, re: “Request to Begin Procurement – Hiring of Construction Management Services for the Design and Construction of the Centre for Innovation” be received; and
2. THAT, the Purchasing Agent be authorized to commence the procurement to hire a Construction Manager for the Centre for Innovation; and
3. THAT, the appropriate City staff be authorized and directed to take the necessary action to give effect thereto.

Overview:

- **This report seeks Council approval to commence the procurement of Construction Management services for the Centre for Innovation, 11, 17 and 21 Nelson Street West and 20 and 24 George Street North, Brampton ON, Ward 1.**

Background:

The Centre for Innovation project includes the following scope of work;

A 242,000 gross sq. ft. building (+/- 11 storeys) consisting of:

- 122,000 gross sq. ft. of public library space;
- 120,000 gross sq. ft. of additional floor space for academic space; event space; innovation space; ground floor retail space; and office and administration areas.
- Event, retail and innovation gallery/maker spaces are part of the library program.
- Interior fit up, furnishings, fixtures and equipment for public library space, remainder of space to be fitted up by future tenants.
- Design to LEED Gold Certification and Net Zero Carbon.
- Design to accommodate expansion for additional floors (subject to added funding)
- Design to accommodate flood mitigation measures to TRCA requirements

Current Situation:

The Centre for Innovation project has entered the conceptual design phase. It is recommended that a Construction Manager be engaged at the end of Schematic Design to support the integrated project team approach allowing the Construction Manager to provide constructability and market input prior to the Construction Documents phase.

Corporate Implications:

Purchasing Comments

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.

Purchase approval will be obtained in accordance with the Purchasing By-Law.

All communications with Bidders involved in the procurement must occur formally, through the contact person identified in the Bid Document.

Financial Implications:

Sufficient funding is available for the current estimated Request to Begin Procurement value within the Public Works and Engineering approved Capital Budget for this initiative. Additional funding has been requested in 2022 Capital Budget, subject to council approval.

Strategic Plan:

This report achieves the Strategic Plan priorities by:

Brampton is a City of Opportunities:

- Construction of the Centre for Innovation supports the 2040 Vision as the new building will provide up to 120,000 gross square feet of academic space that would support a Brampton University campus.

Brampton is a Green City

- The Centre for Innovation shall be designed to achieve aggressive sustainability and energy targets including LEED Gold and Net Zero Carbon.

Brampton is a Mosaic

- The Centre for Innovation shall include a new downtown library branch that will effectively engage the community and support cultural events.

Conclusion:

It is recommended that the Purchasing Agent be authorized to commence the procurement for the scope of work described in this report.

Reviewed by:

Reviewed by:

David Bottoni,
Director Building Design & Construction

Approved by:

Submitted by:

Jason Schmidt-Shoukri
Commissioner, Public Works &
Engineering

David Barrick
Chief Administrative Officer

Report authored by: Robert Laurie, Project Manager, Building Design & Construction