

Date: 2022-01-19

Subject: **Amendment to the Request to Begin Procurement Report for the Hiring of General Contractors for the Construction of the New Victoria Park Arena and Sports Hall of Fame and the Addition and Renovation of Chris Gibson Recreation Centre.”**

Contact: Ali Jourabloo, Manager, Building Design and Construction, Public Works & Engineering, (905) 874.3407

Report Number: Public Works & Engineering-2022-113

Recommendations:

1. THAT, the report titled “Amendment to the Request to Begin Procurement Report for the Hiring of General Contractors for the Construction of the New Victoria Park Arena and Sports Hall of Fame and the Addition and Renovation of Chris Gibson Recreation Centre, dated January 19, 2022, be received;
2. THAT, the Purchasing Agent be authorized to recall the issued list of pre-qualified contractors and commence the procurement to hire a General Contractor for the Construction of the New Victoria Park Arena and Sports Hall of Fame and
3. THAT, the Purchasing Agent be authorized to commence the procurement to hire a General Contractor for the Addition and Renovation of Chris Gibson Recreation Centre; and
4. THAT, the appropriate City staff be authorized and directed to take the necessary action to give effect thereto.

Overview:

- On November 17, 2021 Council approved the report “**Request to Begin Procurement – Hiring of General Contractors for the Construction of the New Victoria Park Arena and Sports Hall of Fame and the Addition and Renovation of Chris Gibson Recreation Centre.**”
- This report seeks Council approval to amend the procurement process to hire General Contractors for the Construction of the New Victoria Park Arena and

Sports Hall of Fame and the Addition and Renovation of Chris Gibson Recreation Centre.

Summary of the Projects included in the report:

Project	Site Address	Ward No.	Anticipated Construction Timeline
Victoria Park Arena and Sports Hall of Fame	20 Victoria Crescent	7	Q2, 2022 – Q4, 2023
The Addition and Renovation of Chris Gibson Recreation Centre	125 McLaughlin Road North	1	Q2 2022 – Q2 2024

Victoria Park Arena

Background:

The old fire damaged Victoria Park Arena is now demolished and a new multi-purpose, facility is proposed to be constructed in its place. The redevelopment of the Victoria Park Arena was approved by Council in 2019.

The new facility will include a multi-sport dry floor with universal change rooms with a shower and washroom, a coach/meeting room and referee room, a large multi-purpose room, universal gender-neutral washrooms, a second story mezzanine with seating for 500 patrons, and site improvements and landscaping. The facility will be home to the Brampton Sports Hall of Fame.

The proposed facility is part of a larger strategic plan that includes the transformation of other older recreation centers in the Bramalea area including Howden and Balmoral.

Current Situation:

The City retained Architecture49 Inc. to provide design and contract administration services for this project through a competitive bid process in 2020.

A public prequalification process (RFPQ2021-212) was completed and five (5) out of eight (8) bidders were prequalified. Currently, the construction drawings and specifications are being finalized by the Consultant to proceed to the construction tendering stage.

City staff is recommending to cancel the prequalification process, recall the prequalified list of contractors due to the rigid qualification criteria and conduct a Request for Proposal (RFP) procurement process allowing all interested bidders in the open market to submit technical and pricing proposals.

The cost of construction has experienced a significant and steady increase since the beginning of the COVID-19 Pandemic. Higher General Contractor bids reflect the increased risks to availability of materials and supply chain disruptions. In today's market, we need to open up bidding opportunities to as many qualified vendors as possible by adjusting our qualification criteria without sacrificing the quality.

The RFP process will enable City staff to re-assess the evaluation criteria and minimum requirements to promote competition and participation from qualified vendors to increase the number of competitive bids.

There is a potential to revise the evaluation criteria so the overall context of the scoring is relevant not only to the specifics of each project and scope of work but also take into account the actual ability and experience of a company in general.

The Addition and Renovation of Chris Gibson Recreation Centre

Background:

The expansion of Chris Gibson Recreation Centre is part of a larger strategic plan that includes the future transformation of other older recreation centers in the Bramalea area. The expansion of Chris Gibson includes the addition of another arena ice pad and a gymnasium that will double the current facility size and will allow for increased programming opportunities in this high density urban area, and compliment the outdoor amenities located at this location.

The expansion creates a larger destination facility that can be operated more efficiently while increasing programming use. This project, once completed will allow the transformation of the Greenbriar Ice Rink into a dry-floor facility for varied programming uses.

The Strategic Renewal Plan involves multiple recreation centres including Howden, Balmoral, Victoria Park and Chris Gibson.

In a report dated February 28, 2018, Council approved the request to begin procurement of hiring an Architect to provide design and contract administration for the addition and renovation of Chris Gibson Recreation Centre.

In May 2020, Building Design and Construction staff retained Diamond and Schmitt Architects Incorporated to provide design and contract administration services for this project through a competitive bid process.

Current Situation:

The specifications and drawings for the addition and renovation of Chris Gibson Recreation Centre are being finalized by Diamond and Schmitt Architects Incorporated. This project is approaching the construction tendering stage. The anticipated substantial completion date for this project is March 2024. A Request for Prequalification (RFPQ) has not yet been issued for this project.

The cost of construction has experienced a significant and steady increase since the beginning of the COVID-19 Pandemic. Higher General Contractor bids reflect the increased risks to availability of materials and supply chain disruptions. In today's market, we need to open up bidding opportunities to as many qualified vendors as possible by adjusting our qualification criteria without sacrificing the quality.

Similar to Victoria Park, a Request for Proposal procurement process will be conducted and released publicly to all general contractors for technical and pricing proposals.

NEXT STEPS:

City staff is recommending to recall the issued list of pre-qualified contractors for the Victoria Park Arena project and procure General Contracting services by issuing a Request for Proposal (RFP) for each project which will allow the vendors to submit their qualification documents and costing at the same time.

It will allow a larger number of potential vendors to participate in the bidding process and create a competitive advantage in today's volatile market.

Corporate Implications:

Victoria Park Arena and Chris Gibson Recreation Centre

Purchasing Comments:

A public Procurement Process will be conducted for each project and Proposals will be evaluated in accordance with the published evaluation process within the bid documents. Purchase approval 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:

The capital initiatives recommended for procurement in this report are approved capital projects, and staff has indicated that currently available approved funding is sufficient considering the current estimates for work recommended in this report. However, these estimates are subject to bids and may require budget amendment to top up the approved funding, subject to council approval.

Legal Implications:

For the Victoria Park project, the RFPQ process was completed and notifications were sent to the Proponents that prequalified. At this stage, the City is entitled to change its mind, and decide to notify Proponents of this change. The risk in cancelling the RFPQ

stage and moving straight to an RFP, which includes qualification criteria and pricing, involves an unsuccessful Proponent potentially seeking RFPQ preparation costs. This is a minimal risk. Each Proponent has full knowledge of the steps the City has taken at this point and can decide whether they wish to participate in any future RFP. This Amendment is necessary so that the new competitive bid process undertaken by the City is authorized utilizing the steps outlined.

For the Chris Gibson project, since there has not been any formal steps undertaken with this procurement process, the only change necessary is this Amendment. This Amendment is necessary so that the competitive bid process undertaken by the City is authorized utilizing the steps outlined.

Other Implications:

This report achieves the following Term of Council priorities:

Brampton is a Mosaic:

- Construction of the New Victoria Park Arena and the Addition and Renovation of Chris Gibson Recreation Centre supports the 2040 Vision: Complete Neighbourhoods, as recreation centres are key components of a complete, balanced neighbourhood.

Brampton is a Green City:

- All work will seek opportunities to minimize the impact on the environment and maximize sustainability.

Brampton is a City of Opportunities:

- Construction of the New Victoria Park Arena and the Addition and Renovation of Chris Gibson Recreation Centre will provide services and programs to the neighborhood.

Brampton is a Safe & Healthy City:

- Construction of the New Victoria Park Arena and the Addition and Renovation of Chris Gibson Recreation Centre will provide a venue to deliver programming geared to community safety, improving mental health support and encourage active healthy lifestyles.

Conclusion:

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

Reviewed by :

Reviewed by:

Ali Jourabloo, BDC Manager
Public Works and Engineering

David Bottoni, BDC Director
Public Works and Engineering

Approved by:

Submitted by:

Jason Schmidt-Shoukri, BSc Arch Eng. MPA
Commissioner, Public Works and Engineering

David Barrick, Chief Administrative Officer
City of Brampton

Report authored by: Sonika Soor, BDC Project Manager
Valentin Popescu, BDC Project Manager