

Date: 2022-03-11

Subject: **Request to Begin Procurement - Hiring of Architects and Construction Managers for Various New Construction Projects**

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Report Number: Public Works & Engineering-2022-298

Recommendations:

1. THAT, the report titled “Request to Begin Procurement – Hiring of Consultants and Construction Managers for Various New Construction Projects” dated March 11, 2022 be received;
2. THAT, the Purchasing Agent be authorized to commence the procurement for architectural services for the design and contract administration of the new **Embleton Community Centre**;
3. THAT, the Purchasing Agent be authorized to commence the procurement for Construction Management services for the new **Embleton Community Centre**;
4. THAT, the Purchasing Agent be authorized to commence the procurement for Construction Management services for the demolition of the existing Lawn Bowling structure and construction of the new **Century Gardens Youth Hub**;
5. THAT, the Purchasing Agent be authorized to commence the procurement for Construction Management services for the new **Howden Recreation Centre**; and
6. 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 an Architect for the design and contract administration services for the new Embleton Community Centre;**
- **Hiring of a Construction Manager for construction management services for the new Embleton Community Centre.**
- **Hiring of a Construction Manager for construction management services for the new Century Gardens Youth Hub.**
- **Hiring of a Construction Manager for construction management services for the new Howden Recreation Centre.**

Background:**Embleton Community Centre – Ward 6**

The June 2017 Parks and Recreation Master Plan (PRMP) recommended the construction of a multi-use community centre, complemented by a number of outdoor recreational amenities, at the 'Mississauga / Embleton Community Park' located in Bram West (RPA 'E'). A Functional Program Report has been developed in consultation with Recreation, and has proposed a facility that will include an aquatics centre, a fitness centre, a gymnasium, youth space, and multi-purpose program rooms. The site will also include various exterior amenities.

Century Gardens Youth Hub – Ward 1

In response to the need for safe spaces for youth, that can assist in addressing the root causes of violence, the City of Brampton is proposing two designated Community Youth Hub spaces to be funded and supported by the Region of Peel. The City looks forward to creating a safe space for youth from all walks of life to connect with each other, inspire ideas and access community supports to develop to their fullest potential. The Century Gardens Youth Hub will be located on the Century Garden Recreation Centre Site.

Howden Recreation Centre – Ward 7

Redevelopment of the Howden Recreation Centre site is part of a larger strategic plan; the Bramalea Recreation Centre Renewal Strategy. The existing Howden Recreation Centre facility was demolished in 2021 as part of this project.

Redevelopment of the Howden Recreation Centre site includes a land exchange of approximately 2.9 acres with the adjacent property owned by the Dufferin-Peel Catholic District School Board, which is currently being finalized. This land exchange will allow the new recreation centre to be constructed closer to Howden Boulevard in order to provide street frontage and community presence. A new sports field has been constructed by the City as part of the land exchange as the City's new facility will be constructed where the School's existing sports field was located.

The new Recreation Centre will house both indoor and outdoor multi-sport courts, a fitness/studio space and a variety of multi-purpose rooms that will create vibrancy, increase programming activity and allow for additional active living choices in the Bramalea area. Space will also be provided for the YMCA daycare services as well as for the Special Needs Adult Program Services Organization (SNAPSO).

Current Situation:

Embleton Community Centre – Ward 6

Staff will be ready to commence procurement of an Architect in Q2 2022.

Construction Manager procurement is to commence in mid-2022. Construction is forecasted to begin in 2023 and be completed in 2026. The Construction Manager award will be phased, with the award of the construction phase dependent of future funding approval.

Century Gardens Youth Hub – Ward 1

The architectural firm has been selected. The Architect will begin design in March 2022.

Construction Manager procurement is to commence in Q2 2022. Construction is forecasted to start in 2023 and be completed in 2024.

Howden Recreation Centre – Ward 7

The City has retained an Architect for the design of the new Howden Recreation Centre through a competitive bidding process with a PO issued in December 2021. The project is currently in the design stage.

Construction Manager procurement is to commence in Q2 2022. Construction is expected to be completed by Q4 2024. The Construction Manager award will be phased, with the award of the construction phase dependent of future funding approval.

Corporate Implications:

Purchasing Implications:

Architectural Services for Design and Contract Administration for Embleton Community Centre

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.

Construction Manager Services for Embleton Community Centre, Century Gardens Youth Hub and Howden Recreation Centre

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

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:

Sufficient funding is available within the Public Works and Engineering approved Capital Budget for the procurement of services recommended in this report for Century Gardens Youth Hub.

Sufficient funding is available within the Public Works and Engineering approved Capital Budget for the procurement of pre-construction services for Embleton Community Centre and Howden Recreation Centre. All future funding approvals will be required by Council before proceeding with the award of the construction phase work.

Legal Implications:

Legal Services will support each of these procurement activities through the review of the proposed agreements and documents and advice in order to address risk while allowing construction to move forward in a balanced way. Further, Legal Services can assist in addressing the appropriate contract model with any necessary supplemental terms for the projects.

Term of Council Priorities:

This report achieves the following Term of Council priorities:

Brampton is a City of Opportunities: The projects will bring much-needed neighbourhood services and programs to their respective communities.

Brampton is a Safe & Healthy City: The projects will provide leisure and recreation opportunities to encourage active and healthy lifestyles for a range of residents.

Brampton is a Green City: The projects will strive for a high level of energy efficiency.

Brampton is a Mosaic: The projects will provide inclusive, accessible and flexible programming to engage all residents of the community.

Conclusion:

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

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Attachments: None