

Date: 2020-01-13

Subject: **Request to Begin Procurement - Hiring of a General Contractor to Complete the Interior Improvement and Various Improvement Projects at Chinguacousy Wellness Centre, 995 Peter Robertson Boulevard, Ward 9**

Contact: Robert Hornblow, MAATO
Project Manager, Building Design and Construction
Public Works and Engineering

Report Number: Public Works & Engineering-2020-267

Recommendations:

1. That the report titled: **Request to Begin Procurement - Hiring of a General Contractor to complete the Interior Improvement and Various Improvement Projects at Chinguacousy Wellness Centre, 995 Peter Robertson Boulevard, Ward 9** to the City Council Meeting of October 28, 2020 be received;
2. That the Purchasing Agent be directed to cancel Bid Call T2020-086 – Interior Renovation to the Fitness Change Room and Repair and Replace Damaged Asphalt at Chinguacousy Wellness Centre; and
3. That Building Design and Construction staff be directed to combine the interior renovation to the fitness change room, exterior lighting and repair and replacement of the damaged asphalt project with the 2020 capital which approved design only for the pool change room renovations and mechanical system repair into one larger project; and
4. That the Purchasing Agent be authorized to commence procurement to hire a general contractor for the combined larger project, inclusive of the renovations of the fitness change rooms, pool change rooms, asphalt and exterior lighting repairs and mechanical repairs; and
5. THAT, the appropriate City staff be authorized and directed to take the necessary action to give effect thereto

Overview:

- **This report is to request permission to combine 2019 and 2020 scopes of work into one tender for implementation in 2021 at Chinguacousy Wellness Centre.**
- **This report seeks permission to cancel tender T2020-086 - Interior Renovation to the Fitness Change Room and Repair and Replace Damaged Asphalt**
- **The report seeks authorization to proceed with the procurement of the combined scope of work using the already approved design phase funding as part of the 2020 Capital Budget. Proceeding with the construction work will be contingent on Council approval of the 2021 Capital Budget.**

Background:

As part of the 2019 Capital Budget submission, two projects were approved for work to be completed at the Chinguacousy Wellness Centre: (1) Fitness Change Room Renovation, and (2) Replacement of the Damaged Asphalt.

In 2019, Building Design and Construction (“BDC”) staff retained the services of an architectural firm and an engineering firm to provide design and contract administration services for these projects through a competitive bid process.

A request to begin procurement report, R54.2020, was approved by Council at its meeting on February 2, 2020 for general contracting services for the renovation to the fitness change rooms and replacement of the damaged asphalt.

Further and separate to the 2019 approved project mentioned, and as part of the 2020 Capital Budget submission, additional projects were approved for Chinguacousy Wellness Centre to complete the renovation of:

- Boiler Replacement and VFD drives for the Pool area.
- Interior Door and Partitions in the pool area.
- Pool Area Finishes and floor drainage repairs.
- Wall Repairs and drainage in the daycare area.

Current Situation:

In June 2020, Purchasing conducted a competitive bid process, Bid Call T2020-086 - Interior Renovation to the Fitness Change Room and Repair and Replace Damaged Asphalt. The lowest compliant bid received as a result of the bid process exceeds the available budget. The defined budget was prepared in consultation with the project Architect using a Class B Estimate.

Some of the factors that may have affected the bid prices include the tight timelines for the delivery of the project, the size of the project scope and value, and impacts to delivery and timing constraints due to COVID-19.

BDC is seeking Council approval to combine the 2019 approved capital budget work with the approved 2020 capital budget work into one project and to tender and implement the full scope of work in 2021.

The current contract with the project Architect will be extended to include the additional design and contract administration services required for the 2020 capital budget work

By combining the two projects into one larger project, the following can be achieved:

- Minimizing downtime on the closure of the facility to the public to complete the outlined scopes of work allowing the general contractor to better control schedule and delivery in phases
- More seamless look to the building
- Warranty and workmanship benefits
- Avoid possible conflicts in delivery of project due to overlapping worksites.
- A larger scope of work typically attracts a greater interest from qualified general contracting firms in competitively bidding on the project.
- Improved value for money by combining scopes of work.

BDC will reprioritize the capital request for the money required in the 2021 Capital request and be in a position to award the scope of work in early 2021 right after the approval of the 2021 capital budget.

Corporate Implications:

Community Services

BDC has been in consultation with Community Services. If the report recommendations are approved, the Chinguacousy Wellness Centre would close its Fitness Centre in the Spring of 2021 to early Fall of 2021 and then close the Pool area for renovations until the Winter of 2021. In the interim, Community Services may open services immediately to serve the community for the Winter of 2020/2021.

Purchasing

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

All communication 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 Hiring of a General Contractor to Complete the Interior Improvement and Various Improvement Projects at Chinguacousy Wellness Centre in the 2019 and 2020 Council approved capital submission. Additional funding is requested for the construction of the Pool Change Room Refresh and other minor works, as part of the 2021 capital budget request and is subject to Council approval.

Term of Council Priorities:

Chinguacousy Wellness Renovation project achieves the following Term of Council priorities:

- Brampton is a Mosaic; this project will implement elements of universal design strategies in tandem with the City's Accessibility Technical Standards to increase accessibility at the Chinguacousy Wellness Centre.
- Brampton is a Safe & Healthy City; this facility will provide a venue to deliver programming geared to the community and encourage active healthy lifestyles.

This project also supports Brampton's 2040 vision of healthy citizens enjoying physical and mental wellness, fitness and sports.

Conclusion:

It is recommended that BDC be authorized to combine all related scopes of work outlined in this report and work with all departments to complete drawings and specifications.

In addition, it is recommended that the Purchasing Agent cancel Bid Call T2020-086 and be authorized to commence the procurement as described in this report.

Authored by:

Robert Hornblow, Project Manager
Building Design and Construction
Public Works and Engineering

Reviewed by:

Samantha Boyd, Manager (Acting)
Building Design and Construction
Public Works and Engineering

Approved by:

Jayne Holmes, Commissioner (Acting)
Public Works and Engineering

Submitted by:

David Barrick
Chief Administrative Officer
City of Brampton