

**Date:** 2023-03-15

**Subject:** **Request to Begin Procurement – Hiring of General Contractors for Construction Projects**

**Contact:** Sean Cressman, Manager, Building Design and Construction

**Report Number:** Public Works & Engineering-2023-275

**Recommendations:**

1. That the report from Sean Cressman, Manager of Building Design and Construction to the Committee of Council Meeting of March 29, 2023, re: **Request to Begin Procurement – Hiring of General Contractors for Construction Projects**, be received;
2. That the Purchasing Agent be authorized to commence the procurement for general contracting services for the building addition and alteration at **Flower City Community Campus, Units 1 & 2 (Ward 4)**; and
3. That the Purchasing Agent be authorized to commence the procurement for general contracting services for asphalt repaving and replacement of the power distribution, lighting and elevator at **Professor’s Lake Recreation Centre (Ward 8)**.

**Overview:**

**This report seeks Council approval to commence the following procurements:**

- **Hiring of a General Contractor for the building addition and alteration at Flower City Community Campus (FCCC), Units 1 and 2 (Ward 4).**
- **Hiring of a General Contractor for asphalt repaving and replacement of the power distribution, lighting and elevator at Professor’s Lake Recreation Centre (Ward 8).**

## **Background:**

### Flower City Community Campus Building Expansion (Ward 4)

The Building and By-Law Enforcement Divisions have a need for additional administration and training space to accommodate staff growth and improved service delivery. The lack of adequate office space to meet operational needs may result in an increased risk to the timely delivery of public services. Additional space is also required to facilitate specialized training capabilities for both By-Law Enforcement and the Building Division.

The expansion will be constructed as an addition to the existing Flower City Community Campus (FCCC) Building Division and By-Law Enforcement Buildings, located at 8850 McLaughlin Road South, Units 1 and 2. The new administration space will accommodate private interview rooms, workstations and training space with modern projection technologies.

### Professor's Lake Recreation Centre (Ward 8)

Professor's Lake Recreation Centre was built in 1981. The incoming electrical power service is from the original construction. The age of the power distribution equipment exceeds the Building Owners and Managers Association (BOMA) recommended life expectancy of 30 years. The power distribution system is to be overhauled and upgraded with a new 600V system which will also allow capacity for future expansion of the building. All the lighting poles and fixtures are currently fed from the pathway lighting and have exceeded their life expectancy. All parking lot lights, including underground feeders, will be replaced as part of this project.

The project scope also includes repaving the east portion of the main parking area, the entire driveway, the boat ramp and localized areas of the other two parking lots which are in poor condition.

The two-level hydraulic elevator is original and services the community rooms on the second floor. The elevator machinery was refurbished recently; however, the cabin and controls are outdated, and the maintenance costs are high due to a lack of available spare parts. The elevator cabin and controls are to be upgraded to reduce the maintenance cost and provide better serviceability.

## **Current Situation:**

### Building Expansion at Flower City Community Campus (Ward 4)

The City retained an architect in 2022 to develop design documents and provide contract administration services for the FCCC expansion project. General Contractor procurement is to commence in July 2023. The procurement will be a Tender without prequalification, mandatory criteria will be utilized during the Tender to review bidders. Construction is

forecasted to begin in September 2023, with planned substantial performance by Q4 2024.

### Professor's Lake Recreation Centre (Ward 8)

The City retained a consultant in 2020 to develop design documents and provide contract administration services for the replacement of the power distribution, asphalt, light standards and elevator at the facility. The design is currently in the final review stage, and construction documents will be finalized in March 2023. Construction is forecasted to begin in Q3 2023, with substantial performance planned by Q2 2024.

## **Corporate Implications:**

### Purchasing Implications

#### *Building Expansion at Flower City Community Campus (Ward 4):*

A public Procurement Process will be conducted and the lowest compliant Bid will be eligible for contract award. Purchase approval shall be obtained in accordance with the Purchasing By-law.

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

#### *Professor's Lake Recreation Centre (Ward 8):*

The existing roster of pre-qualified General Contractors of RFPQ2021-145 will be invited to submit a Bid and the lowest compliant Bid will be eligible for contract award. Purchase approval will be obtained in accordance with the Purchasing By-Law.

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

### Financial Implications:

There is sufficient funding available for initiatives in this report within the approved Capital Budget of Public Works and Engineering.

### Legal Implications

Legal Services can support each of these procurement activities, as required, 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 contribute to the delivery of important neighbourhood services and programs.

Brampton is a Healthy & Safe City: the Professor's Lake Recreation Centre project contributes to leisure and recreation opportunities to encourage active and healthy lifestyles for a range of residents.

Brampton is a Well-Run City: the projects will provide improvements and efficiencies to existing service lines.

**Conclusion:**

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

Authored by:

Reviewed by:

---

Sean Cressman, BDC Manager  
Public Works and Engineering

---

Lucius Maitre, BDC Director,  
Public Works and Engineering

Approved by:

Approved by:

---

Marlon Kallideen  
Acting Commissioner,  
Public Works and Engineering

---

Marlon Kallideen  
Chief Administrative Officer