



Change Order: Additional Design and Contract Administration Services for Envelope and Mechanical Work at 5005 Dundas Street West

Item 9I

November 2, 2023

Building Investment, Finance and Audit Committee

Report: BIFAC:2023-118

To: Building Investment, Finance and Audit Committee
("BIFAC")

From: Vice President, Facilities Management

Date: October 12, 2023

PURPOSE:

The purpose of this report is to seek the BIFAC's approval of a change order of \$364,046.00 (exclusive of taxes) to Taylor Smyth Architects for envelope and mechanical work at 5005 Dundas Street West (Dundas Mabelle, Dev. 222).

BIFAC approval is required for this change order as the cumulative amount of all change orders is both greater than \$250K and greater than 20% of the original contract amounts, which exceeds the financial approval limit of TCHC's Procurement Award Committee ("PAC").

RECOMMENDATIONS:

It is recommended that the BIFAC:

1. approve a change order to Taylor Smyth Architects for \$364,046.00 (exclusive of taxes) for additional design and contract administration services for envelope and mechanical work at 5005 Dundas Street West (Dundas Mabelle, Dev. 222) as follows:
 - TCHC directed design revisions in the amount of \$71,520.00; and
 - TCHC directed extension of the construction and administration services in the amount of \$292,526.00; and

2. authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

REASONS FOR RECOMMENDATIONS:

PROGRAM BACKGROUND:

5005 Dundas Street West is a 19-storey high-rise building built in 1962 and is located near the intersection of Dundas Street West and Islington Avenue. The building features a total of 255 units and two levels of underground parking (shared with the adjacent 57 Mabelle Avenue building).

In response to tenant and staff complaints, TCHC conducted on-site observations of building envelope and mechanical systems. Windows and mechanical ventilation systems were found to be at the end of their service life, with some past localized repair work observed to address water penetration through the building envelope.

The original project scope (prepared in 2019) included replacement of in-suite heating radiators, which are fed by the existing natural gas boiler plant. In light of the City of Toronto's Net Zero (Emissions) Strategy released in December 2021 and the eventual phasing out of natural gas equipment, TCHC is proposing to revise the design to optimize the existing heating system, maintain the existing in-suite radiators, and include envelope provisions for future in-suite ventilation upgrades. This will avoid installing assets that will likely need to be decommissioned well before the end of their service life.

Additional fees are required for structural and mechanical sub-consultant fees to accommodate combined heat and power equipment installed on the roof after the original design was initiated.

The RFP originally estimated a construction project duration of 20 months. Based on the construction timelines of recently completed projects, it is expected that the construction duration will be approximately 30 months. Additional fees are required to cover the additional 10 months of contract administration services, update hourly rates to reflect the anticipated construction start date, and provide the corresponding contract administration services for work not carried as part of the original RFP.

The RFP originally requested 20 building envelope reviews. Based on the estimated timelines of the envelope work and the increased project complexity, the number of reviews has been increased to 60.

A change order is requested for design revisions to optimize the existing heating system, include envelope provisions for future in-suite ventilation upgrades, structural and mechanical sub-consultant fees, extension of the construction schedule, and expansion of the number of building envelope reviews.

To date, a total of \$247,339.79 in change orders have been issued to Taylor Smyth Architects. With approval of this request, total cumulative change orders equal \$611,385.79 and are equivalent to 154.85% of the original awarded amount issued, as shown in Table 1. The revised total contract amount is \$1,006,204.79.

Including this change order, the cumulative design and contract administration fees for this project are 4.3% of the estimated construction cost, which is well within the range for this scope of work.

Table 1: Purchase Order and Change Order Summary

Date and Description	Reason	CO Amount
Cash allowance for intrusive investigation and arborist 04/29/2020	Pre-Approved per VAC 19494	\$0.00
Additional design services for tenant service hub, exterior site upgrades, and disbursement for zoning application fee 11/18/2020	TCHC Directed City Requirement	\$81,247.10
Revisions to tenant service hub design, roof investigation, disbursement for building permit application fee 10/25/2021	TCHC Directed City Requirement	\$41,997.69
Contract administration services for tenant service hub 12/08/2021	TCHC Directed	\$28,000.00
Additional contract administration services to reflect the current tenant service hub construction schedule 06/15/2022	Extended Construction Schedule	\$18,850.00
Additional contract administration services to reflect the current tenant service hub construction schedule 09/22/2022	Extended Construction Schedule	\$2,645.00
Revisions to ground level, additional design meetings, additional cost estimate 04/26/2023	TCHC Directed	\$74,600.00

Date and Description	Reason	CO Amount
Additional design and contract administration services for envelope and mechanical work. PENDING	TCHC Directed Extended Construction Schedule	\$364,046.00
Approved change orders to date		\$247,339.79
Change order as requested in this report (9)		\$364,046.00
Total cumulative change orders		\$611,385.79
Original contract awarded (VAC 20573B)		\$394,819.00
Revised total contract amount		\$1,006,204.79
Cumulative CO % of contract award		154.85%

Construction on this project has begun with funding available from the original VAC for the consultant to start with the Contract Administration work. This change order is required to make their fees whole per the terms of the contract.

IMPLICATIONS AND RISKS:

The design portion of the project including work related to this change order is expected to be completed in approximately three months.

Based on the construction timelines of recently completed projects, additional fees are requested to cover an additional 10 months of contract administration services.

Work related to this change order will not commence until this change order has been approved, a contract amendment has been executed and the change order issued. Any significant delays in issuing the change order will impact the tender and construction schedule.

Funding for the change order award is within the program budget of the 2023/2024 Capital Budget.

SIGNATURE:

“Allen Murray”

Allen Murray
Vice President, Facilities Management

STAFF CONTACT:

Allen Murray, Vice President, Facilities Management

416-981-6955

Allen.Murray@torontohousing.ca