



## Change Order for Design Revisions at 2180 and 2190 Ellesmere Road (VAC22068/ RFP 20023)

Item 41

March 8, 2022

Building Investment, Finance and Audit Committee

**Report:** BIFAC:2022-42

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

**From:** Vice President, Facilities Management

**Date:** February 23, 2022

### PURPOSE:

The purpose of this report is to seek the BIFAC's approval of the change order to Architecture Counsel Inc. for \$42,835.00 (exclusive of taxes) for design revisions and permit resubmission at 2180 and 2190 Ellesmere Road (Ellesmere/Markham, Dev 072).

BIFAC approval is required for the recommended change order, as the cumulative amount of all change orders is both greater than \$250K and greater than 20% of the original contract amounts.

### RECOMMENDATIONS:

It is recommended that the BIFAC approve following recommendations to:

1. approve a change order to Architecture Counsel Inc. for \$42,835.00 (exclusive of taxes) for design revisions and permit resubmission at 2180 and 2190 Ellesmere Road (Ellesmere/Markham, Dev 072) as follows:
  - \$22,950 for design revisions and permit resubmission associated with the additional scope of work of superintendent's room, computer lab, and revised mailroom location at 2180 Ellesmere Road; and

- \$19,885 for design revisions and permit resubmission associated with the revised mailroom location at 2190 Ellesmere Road; and
2. authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

**PROJECT BACKGROUND:**

Ellesmere/Markham, 2180 and 2190 Ellesmere Road, consists of two (2) 16-storey apartment buildings totaling 360 units and was built in 1969. The initial award to Architecture Counsel Inc. as part of RFP 20023 (VAC 20284) included a total of 4 locations:

- Ellesmere/Markham (2180 Ellesmere Road);
- Ellesmere/Markham (2190 Ellesmere Road);
- Kennedy Glamorgan (6 Glamorgan Avenue); and
- Finch Birchmount (2821 Birchmount Road).

In response to staff concerns with respect to not being able to maintain existing finishes, work was required to be undertaken to improve the condition of the existing finishes, increase the aesthetic appeal, enable better maintenance and improve accessibility. The original scope of work included the architectural design of the interior lobbies and ground level upgrades.

This change order will address additional design and permit resubmission fees for the additional scope of work pertaining to the superintendent's room, computer lab, and revised mailroom location.

The original proposed mailroom locations at 2180 and 2190 Ellesmere Road were contingent on being accessed via interior ramps. Once it was determined that implementing these ramps would be cost-prohibitive and not technically feasible, the original mailroom locations needed to be reconsidered to maintain accessibility. For 2180 Ellesmere Road, this includes a relocation of the Superintendent's office.

For 2180 Ellesmere Road, the scope of a computer lab for tenants was added to the work, creating an amenity opportunity for tenants in the newly vacated mailroom space. This was a request from TCHC Operations. The request for a computer lab at 2180 Ellesmere Road was made by TCHC Operations while the design was already in progress.

**REASONS FOR RECOMMENDATIONS:**

This change order is requested as it is a continuation of specified work from Architecture Counsel Inc. TCHC would likely incur additional costs associated with an RFP as any awarded proponent would need to familiarize themselves and co-ordinate the design with the previous design already prepared by Architecture Counsel Inc.

To date, \$247,703.74 in change orders have been issued to Architecture Counsel Inc. across the 4 locations awarded. With approval of this request, total cumulative change orders equals \$290,538.74 and is equivalent to 210% of the original purchase order issued as shown in the tables below. The revised total contract amount is \$428,289.74.

**Table 1: TCHC Directed Approved Change Orders to Date**

<b>Location</b>	<b>Scope of Work</b>	<b>Total Value</b>
6 Glamorgan Ave	<b>Fm-442555</b> Additional design fees for increased interior scope and addition of common area accessibility modifications to design and design fees based on fees reconciled at end of Phase 3-Construction	\$56,659.84
2821 Birchmount Road	<b>Fm-442558</b> Additional design fees for increased interior scope and addition of common area accessibility modifications to design	\$14,438.00
2180 Ellesmere Road	<b>Fm-442559</b> Additional design fees based on increased interior scope and addition of common area accessibility modifications to design, Stair to Ramp Replacement at Ground Floor Feasibility Study and design fees based on fees reconciled at end of Phase 3-Construction	\$89,042.03
2190 Ellesmere Road	<b>Fm-442560</b> Additional design fees based on increased interior scope and addition of common area accessibility modifications to design, Stair to Ramp Replacement at Ground Floor Feasibility Study and design fees based on fees reconciled at end of Phase 3-Construction	\$85,563.87
<b>Change Orders Approved to Date: \$247,703.74</b>		

**Table 2: TCHC Recommended Change Order**

<b>Location</b>	<b>Scope of Work</b>	<b>Total Value</b>
2180 Ellesmere Road	Redesign to Tender for the Super's Room, Mailroom, Computer Lab, New Permit Submission and Architectural and M&E	\$22,950.00
2190 Ellesmere Road	Redesign to Tender for the Super's Room, Mailroom, Computer Lab, New Permit Submission and Architectural and M&E	\$19,885.00
<b>Change Oder Recommended In This Report</b>		<b>\$42,835.00</b>

**Table 3: Change Order Summary**

<b>Total Change Orders</b>	<b>Total Value</b>
<b>Approved Change Orders to date</b>	<b>\$247,703.74</b>
Recommended Change Order	\$42,835.00
<b>Total Cumulative Change Orders</b>	<b>\$290,538.74</b>
Original contract awarded (VAC 19308)	\$137,751.00
Revised contract award	\$428,289.74
<b>Cumulative Change Order %</b>	<b>210%</b>

**IMPLICATIONS AND RISKS:**

The design portion of the project is scheduled to be completed in March 2022. The additional work described above will not commence until this change order has been approved and revisions to the purchase order issued. The Design Program Manager, in consultation with other Design and Engineering staff have reviewed the pricing and agree that the pricing is reasonable and acceptable for the work.

To mitigate risks, staff will continuously and rigorously monitor the performance of the contractors during the course of the contract.

Funding for the change order is within the program budget of the 2021 Capital Budget. Funding for 2022 will be requested in the 2022 Capital Budget.

**SIGNATURE:**

*“Allen Murray”*

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Allen Murray  
Vice President, Facilities Management

**STAFF CONTACT:**

Allen Murray, Vice President, Facilities Management  
Allen.Murray@torontohousing.ca  
(416) 981-6955