



Change Order: Addition to Contract as per Various Exterior and Interior Extra Work due to Unforeseeable Site Conditions and TCH Requests to the Re-Cladding Project at 1021 Birchmount Road (440949)

Item 8K

November 3, 2021

Building Investment, Finance and Audit Committee

Report: BIFAC:2021-117

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

From: Vice President, Facilities Management

Date: October 26, 2021

PURPOSE:

The purpose of this report is to seek the BIFAC approval of a change order to Tritan Inc. for \$547,245.04 (exclusive of taxes) for 1021 Birchmount Road (Birchmount Eglinton; Dev. 096).

BIFAC approval is required for the recommended change order, as the cumulative amount exceeds the financial approval limit of Toronto Community Housing's ("TCHC's") Procurement Award Committee ("PAC").

RECOMMENDATIONS:

It is recommended that the BIFAC approve the following recommendations to:

1. Approve the change order to Tritan Inc. for \$547,245.04 (exclusive of taxes) for additional costs associated with unforeseen conditions, expanded project scope, and the inclusion of project allowances; and

2. Authorize the appropriate staff to take the necessary actions to give effect to the above recommendations.

REASONS FOR RECOMMENDATIONS:

Background

Birchmount Eglinton (1021 Birchmount Road) is an 11-storey apartment building with 236 residential units and was built in 1976. The building project was funded under the Social Housing Apartment Improvement Program (SHAIP) on the basis of its deteriorating building envelope conditions and the opportunity to realize significant operational energy savings.

In October 2018, a contract was awarded to Tritan Inc. for \$12,045,520.00 (exclusive of taxes) based on the outcome of RFQ 18273, VAC 18469. The specified scope of service included building envelope work; windows, balcony doors, and balcony railings replacement for the entire building. The construction scope of work includes:

- Structural rehabilitation to the existing building envelope including masonry and mortar repairs, installation of structural elements including shelf angles, masonry ties and stabilization measures
- Preparation of existing envelope to receive over cladding including the installation of new air/vapour barrier materials and structural girt systems
- Installation of new insulation and over cladding systems to the exterior of the existing buildings. New cladding include rain screen Exterior Insulation Finishing System (EIFS) and panel systems
- Removal of existing windows and replacement with new thermally broken aluminum window systems, flashing, sills and associated tie-ins
- Removal of existing exterior balcony doors and guard rails and replacement with new systems

Change Order Recommendation

This change order can be broken down into three categories; unforeseen conditions, expanded project scope, and the inclusion of project allowances.

1. Unforeseen Conditions unknown during the projects design phase

- \$45,753.95: Masonry Wall Repairs at ground level and second floor due to extensive, undetected deterioration.
- \$69,882.17: Drywall repairs at damaged interior unit walls.
- \$91,228.80: Additional tenant moving and accommodation services.
- \$23,334.51: COVID safety protocols and measures.
- \$6,510.00: Revisions to new exterior cable tray detail in order to accommodate requirements by the telecom service provider.
- \$13,545.00: Coordination of gas pipe relocation at laundry room.

2. Expanded Project Scope including TCHC additional elective work.

- \$83,130.02: Reconfiguration of exterior cladding to coordinate with an upcoming accessibility project. This ensures continuity of installation and keeps warranties intact.
- \$98,372.24: Retrofit work associated with the safe operation of the building's garbage room. This is scope was not included in the original bid documents as it was brought forward by staff during the construction phase.
- \$31,738.35: Additional security system costs in order to meet recently updated standards.
- -\$63,000.00: A savings to the project through the use of an alternate panel design.

3. Project Allowances including items that were anticipated at the time of tender and now need to be formally included in the project costs.

- \$59,000.00: Bird netting. Pricing for this item was submitted at the time of tender as an optional price.

- \$87,750.00: Constructor fees for the purposes of administration and enforcement of health and safety requirements. The rate for these fees were established at the time of tender.

Based on the latest additional work the project, which was originally scheduled to be completed on December 30, 2020, is now scheduled to be completed on October 30, 2021.

Table 1: Purchase Order and Change Order Summary

CO No.	VAC no. / Approval Date	Description	Reason	Individual CO Amount
1	VAC 19381/ Jul. 21, 2019	Abatement work prior to window replacement.	Design Change	\$509,525.00
2	VAC 20025/ Jan. 20, 2020	Credit on deleted work items: exterior raceway, extruded aluminum, gas pipe repairs, reduced EPS thickness. Extras on masonry repairs and parapet wall extensions	TCHC Directed and Design Change	\$378,426.69
3	VAC 20099/ Feb. 2020	Constructor fee, camera relocation, moving services, and additional concrete repairs	TCHC Directed and Unforeseeable site condition	\$1,011,848.05
4	VAC 20115/ Mar. 2020	Extra cost to cover the labor, material, and other associated construction cost increase with the use of Exterior Insulation and Finish Systems ("EIFS") for re-cladding per additional compliance measures identified through collaboration with TCHC and Toronto Fire Service	TCHC Directed for additional compliance measures to TFS and Fire Safety Plan	\$546,500.00
5	TBD/Jul. 2021	Additional costs associated with unforeseen conditions, expanded project scope, and the inclusion of project allowances.	TCHC Directed and Unforeseeable site condition	\$547,245.04
Cumulative approved change orders to date				\$2,446,299.74
Change order as requested in this report				\$547,245.04
Total Cumulative change orders				\$2,993,544.78

Original contract awarded (VAC 18469)	\$12,045,520.00
Cumulative CO % of contract award/purchase order	24.85%

IMPLICATIONS AND RISKS:

The change order is recommended for the delivery of the project, addressing unforeseen site conditions at the building. It is also recommended for risk management by extending constructor services, as multiple contractors will be onsite for the duration of the project

The recommended change order is in accordance with TCHC's current Procurement Policy. The Procurement Award Committee has reviewed and recommends that the change order be approved by BIFAC.

Performance will continue to be evaluated in accordance with TCHC's Vendor Compliance evaluation system. Results gathered through project reviews can be used to support decisions to remove underperforming vendors from TCHC's rosters and/or future bidding opportunities.

Funding is confirmed within the 2021 Capital Budget as approved by the TCHC Board (TCHC:2020-88).

SIGNATURE:

"Allen Murray"

Allen Murray

Vice President, Facilities Management

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