



Report to: General Committee

Date Report Authored: February 8, 2013

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**SUBJECT:** Southeast Community Centre and Library – Design  
Development and Southeast Community Centre Park Design  
Consultant

**PREPARED BY:** Henry Tse, P. Eng., Senior Project Manager  
Linda Irvine, Manager, Parks & Open Space Development

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**RECOMMENDATION:**

- 1) **THAT** the report titled “Southeast Community Centre and Library– Design Development and Southeast Community Centre Park Design Consultant” be received; and,
- 2) **THAT** the presentation by Perkins + Will, the Prime Design Consultant for the Southeast Community Centre and Library, highlighting the result of the Design Development phase of the project be received; and,
- 3) **THAT** Council authorizes staff to proceed with the detailed design drawings, technical specifications, and the construction contract documents phase of Southeast Community Centre and Library project; and,
- 4) **THAT** staff be directed to report back in June 2013 with an update of the Southeast Community Centre and Library cost estimate, prior to the issuance of the construction tender; and,
- 5) **THAT** Council affirm Fleisher Ridout Partnership Inc. as the preferred consultant to provide full service landscape architectural consulting services for the Southeast Community Centre Park: design; working drawings, tender documents; contract administration and warranty in accordance with the scope of work outlined in Attachment ‘B’ to an upset limit of \$218,000 inclusive of HST and capital administration fees; and;
- 6) **THAT** the tendering process be waived in accordance with Purchasing By-law 2004-341, Part II, Section 7.1 (h) which states;” where it is necessary or in the best interests of the City to acquire ... Professional Services from a preferred supplier or from a supplier who has a proven track record with the City in terms of pricing, quality and service” and;
- 7) **THAT** a new 2013 Urban Design capital project for the award to hire Fleisher Ridout Partnership Inc. be created to an upset limit of \$218,000 inclusive of HST and capital administration fees, to be funded from Development Charges in the amount of \$196,200 (90%) and the Capital Contingency Account in the amount of \$21,800 (10%); and;
- 8) **FURTHER THAT** staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to seek Council's authorization to:

- 1) Proceed with the preparation of detailed design drawings, technical specifications, and construction contract tender documents for the Southeast Community Centre and Library (SECC&L) project; and
- 2) Authorize staff to negotiate a contract with Fleisher Ridout Partnership Inc. for full service landscape architectural services for the Southeast Community Centre Park to an upset limit of \$218,000 inclusive of HST and capital administration fees.

**BACKGROUND****1. SECC&L**

Staff, together with Perkins + Will (P+W), presented a schematic design to Council at General Committee meeting on September 24, 2012, where staff was:

- Authorized to proceed with the design development phase of the project.
- Directed to evaluate and report back to Council on the costs and benefits of incorporating additional energy reducing and sustainability features towards application for the Green Municipal Funding.
- Directed to conduct an additional public consultation meeting to present the schematic design of the building.

Throughout October, 2012-December, 2012, P&W had conducted numerous micro-planning sessions with various internal staff stakeholders and consultations with the Executive Steering Team and the Southeast Community Centre & Library Design Subcommittee for the project. These meetings revealed more detailed design requirements for the Design Development phase of the project.

Schematic design of the building was presented to the public at a public consultation session on November 15, 2012.

Staff reported back to General Committee at the meeting on December 10, 2012 on the costs and benefits of additional energy reducing and sustainability features towards application for the Green Municipal Funding. Council approved the sustainability initiative of targeting LEED Gold level of certification for the project on the basis of adding a 300kW Solar Photovoltaic system and other additional enhancements to the base building design. Staff was directed to include the solar photovoltaic rooftop array as an option in the construction contract tender and make a recommendation, once bids are received, whether to include it as part of the construction contract award, or lease the roof top area to PowerStream Solar.

Further, Council approved the recommended additional enhancements at an additional capital cost estimate of \$247,000 to be funded from "South East Community Centre and Library" 2013 Capital Account #13500.



## **2. Southeast Community Centre Park**

In order for park development to proceed further, and to meet Council's requirement to accelerate the design and construction of the park, staff recommend that Fleisher Ridout Partnership Inc. be hired, as the preferred supplier, to provide full service landscape architectural consulting services for: design; working drawings and tender documents; and, contract administration and warranty, for the following reasons:

- **Project consistency:** ensures that the vision, design and programmatic directions for the project that are already established are carried forward and in line with the established schedule for park completion;
- **Quality services:** Fleisher Ridout Partnership Inc. has a proven track record for quality service and design excellence with the municipality as well as for clients across the GTA and Ontario.
- **Good Value:** Staff have reviewed landscape architectural fees obtained on four recent park projects of similar cost released through a competitive bidding process (RFQ) and landscape architectural fees ranged between 5.2 – 7.7% of park construction. Staff will ensure that Fleisher Ridout Partnership Inc.'s negotiated fee, is consistent with, or less than, prices received through the City's competitive bidding process for similar park development works.

Staff recommend that the Manager of Purchasing and Director of Planning and Urban Design be authorized to execute an agreement with Fleisher Ridout Partnership Inc. for full landscape architectural services to an upset limit of \$218,000 inclusive of HST and capital administration fees.

### **FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

#### **1. SECC&L**

The updated Design Development results in a construction cost estimate of \$53,922,000. The previous report to Council identified the construction estimate to be \$52,925,000. The potential additional funding of \$997,000 is attributable to the enhanced site plan/landscape design (\$750,000) and the LEED Gold enhancements for the SECC&L (\$247,000).

Council approved the recommended additional enhancements to the base building design to target LEED Gold level of certification, at an additional capital cost of \$247,000 from "South East Markham Community Centre and Library" 2013 Capital account #13500.

Similar to the approach taken for the LEED Gold enhancements, staff recommends that the project continues into Detail Design and specification stage without requesting for the additional \$750,000 due to enhanced site plan/landscape design. If required, Staff will request the additional funding at the time of tender award for construction.

The SECC&L project cost estimate is summarized below:

	<b>24-Sep-12</b>	<b>25-Feb-13</b>	<b>Increase</b>
Construction (including construction contingency)	\$52,925,000	\$53,922,000	\$997,000
Internal / Other Cost	\$5,295,000	\$5,295,000	\$0
Municipal Fees	\$500,000	\$500,000	\$0
FF&E / IT cost	\$7,830,000	\$7,830,000	\$0
<b>Total Cost Estimate (excluding land)</b>	<b>\$66,550,000</b>	<b>\$67,547,000</b>	<b>\$997,000</b>

Total approved budget for the Southeast Community Centre and Library is \$66,550,000 (Project #11318 in the amount of \$4,350,000 and Project #13500 in the amount of \$62,200,000). The additional \$997,000 will be requested at the time of construction tender if required.

## **2. Southeast Community Centre Park**

Fleisher Ridout Partnership Inc. is recommended as the preferred consultant to provide full service landscape architectural consulting services for the Southeast Community Centre Park: design; working drawings, tender documents; contract administration and warranty in accordance with the scope of work outlined in Attachment 'B' to an upset limit of \$218,000 inclusive of HST and capital administration fees. The award will be funded a new 2013 Urban Design capital project from Development Charges in the amount of \$196,200 (90%) and the Capital Contingency Account in the amount of \$21,800 (10%).

### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.



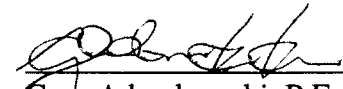
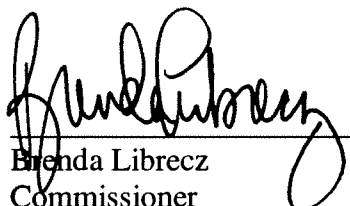
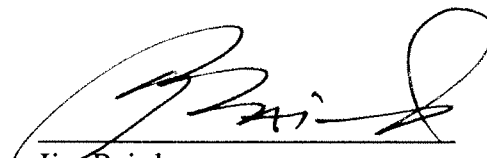
### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

The Southeast Community Centre and Library addresses the need to develop a major community centre and library to serve Southeast Markham, as identified in the Integrated Leisure Master Plan. The park on the adjacent land is being designed and developed at the same time as the Community Centre.

### **BUSINESS UNITS CONSULTED AND AFFECTED:**

Recreation Services, Markham Public Library, and Financial Services have been consulted.

**RECOMMENDED BY:**

  
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Mary Creighton  
Director,  
Recreation Services  
\_\_\_\_\_  
Catherine Biss  
Chief Executive Officer  
Markham Public Libraries  
\_\_\_\_\_  
Gary Adamkowski, P.Eng  
Director,  
Asset Management  
\_\_\_\_\_  
Brenda Librecz  
Commissioner  
Community and Fire Services  
\_\_\_\_\_  
Jim Baird  
Commissioner  
Development Services Commission

**ATTACHMENTS:**

**Attachment A:** Southeast Community Centre and Library – Presentation by Perkins + Will Architects

**Attachment B:** Landscape Architectural Services for Park Development