

Report to: General Committee

Date Report Authored: February 8, 2013

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

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,
- 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,
- 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;
- 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 microplanning 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

Fleisher Ridout Partnership Inc. are the landscape architects for the Southeast Community Centre and Library, and were hired as part of the multi-disciplined consulting team of Perkins and Will. In October 2012, Council authorized staff "to review the process to accelerate the design and construction of the park with a vision to have the park open at the same time as the Community Centre". As such, staff retained Fleisher Ridout Partnership Inc., (on a separate contract) to undertake a programming and master planning exercise for the 5 ac. (2.02 ha) park immediately to the east of the Community Centre and Library. The intent of this hire was to ensure that the vision for, and development of, the site plan and the landscape plan for the community centre and library, and the future park, were coordinated and aligned, into a holistic and comprehensive design expression for the entire publicly owned property. Consequently, over the past several months, Fleisher Ridout Partnership Inc. has worked with the project team, the Sub-Committee, and the Manager of Parks and Open Space Development, to prepare goals, objectives, design criteria, programming, and master plan schematics for the park. This work has been completed.

OPTIONS/ DISCUSSION:

1. Southeast Community Centre and Library

The numerous micro-planning sessions and other meetings with internal staff, stakeholders, the Executive Steering Team and the Southeast Markham Community Centre & Library Design Subcommittee during the Design Development phase of the project resulted in valuable input, comments and suggestions. The present floor layouts and building materials reflect the incorporation of a significant number of the suggestions.

A construction cost estimate was performed in early January, 2013 by P+W's cost sub-consultant at the conclusion of the Design Development phase of the project. The original cost estimate for the site was based on comparable quality and features to Cornell Community Centre and Library Project. The current cost estimate has increased by approximately \$1M due to more extensive and more elaborate landscaping elements on a comparatively larger proportion of the site (approximately \$750,000) and LEED Gold enhancements (approximately \$247,000).

Similar to the approach taken for the LEED Gold enhancements, staff recommends that the project continues into Detail Design and specification stage without requesting the additional \$750,000. The consultants will continue to prepare cost estimates which will provide a better understanding of the overall budget impacts and additional funding, if required, will be requested at the time of tender award.

The project schedule forecast is as follows:

• Issue Construction Tender

July 2013

• Award Construction Contract

October 2013

Beneficial Use

Late 2015

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:

| | 24-Sep-12 | 25-Feb-13 | Increase |
|---|--------------|--------------|-----------|
| | | | |
| 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 |
| Total Cost Estimate (excluding land) | \$66,550,000 | \$67,547,000 | \$997,000 |

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:

Mary Credghton

Director,

Recreation Services

Catherine Biss

Chief Executive Officer Markham Public Libraries 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