



Change Order: Addition to Contract as per Various Unforeseeable Site Conditions to the Envelope Repairs and Tenant Service Hub Design at 10 Humberline Drive (VAC22130/RFP19066)

Item 10F

June 17, 2022

Building Investment, Finance and Audit Committee

Report: BIFAC:2022-77

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

From: Vice President, Facilities Management

Date: May 11, 2022

PURPOSE:

The purpose of this report is to seek the BIFAC's approval of a change order of \$58,055.00 (exclusive of taxes) to Taylor Smyth Architects for various unforeseeable site conditions to the envelope repairs and Tenant Service Hub design at 10 Humberline Drive and to study the viability of building integrated photovoltaic panels at this building.

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 amount.

RECOMMENDATIONS:

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

1. Approve a change order of \$58,055.00 (exclusive of taxes) to Taylor Smyth Architects for various unforeseeable site conditions to the envelope repairs and Tenant Service Hub design at 10 Humberline

Drive (Humberline Place, Dev.176) and to produce a report on the viability of building integrated photovoltaic panels at this building; and

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

PROGRAM BACKGROUND:

10 Humberline Drive was built in 1984 and is made up of one 13-storey apartment building. There are one, two, and three-bedroom apartments within Humberline Place which has a total of 179 units.

This building was slated to receive new windows as part of the 2019 capital plan. However, when Facilities Management (FM) staff visited the site it became apparent there were many other upgrades that required addressing in order to modernize it and meet accessibility guidelines and current building codes.

The following observations were made at 10 Humberline Drive:

- windows needed replacing
- lights in hallway are dim
- roof has ponding evident
- the envelope is poorly insulated and many thermal bridges are obvious
- the ground and basement floors do not meet TCHC accessible guidelines
- there is an abandoned gymnasium in the basement that needs substantial renovation to bring back to use.

In 2019, Taylor Smyth Architects was awarded the design of the envelope repairs as per RFP 19066. The original design scope of work for the renovations included re-cladding, new windows and doors, roof repair, ground floor and basement accessibility upgrade, hallway finishes and lighting upgrades, exterior accessibility upgrades, basement gymnasium redesign, minor landscape work and extensive testing of mechanical and electrical (M&E) systems.

In 2020, the design of a Tenant Service Hub was added to the scope of work under a change order in order to address TCHC's restructuring of its on-site staff and operations model. Central to this restructuring was interior

building improvements and the establishment of a new Tenant Service Hub.

In 2021, a change order was added for the scope of work for Taylor Smyth Architects to address additional structural issues that were uncovered in the basement gymnasium as a result of intrusive investigation. This change order also provided funding for contract administration of a separate restoration construction job.

REASONS FOR RECOMMENDATIONS:

Construction timelines are taking longer than originally expected due to numerous unforeseen conditions. Construction delays due to supply chain issues and COVID-19 delays, TCHC initiated changes related to security, and delays relating to submittals and contractor substitutions, as well as alterations requested by the plumbing inspector have caused the construction project to extend past the expected schedule.

Additionally, this building is uniquely positioned to potentially install building integrated photovoltaic panels on the façade. These panels could produce sufficient electricity to meet the demands of the building during several months of the year, thereby contributing to the City of Toronto's goal to make all city buildings Net-Zero compliant by 2040.

The additional fee would allow the consultant to study the effectiveness of building integrated photovoltaic panels, and produce a report for FM to determine if this option is viable at this building. These conditions could not have been predicted at the time of the original scope of work in 2019.

To date, \$225,495.00 in change orders have been issued to Taylor Smyth Architects at this location. With approval of this request, total cumulative change orders equals \$283,550.00 and is equivalent to 48.28% of the original purchase order issued as shown in the tables below. The revised total contract amount is \$870,919.00.

Table 1: Change Order Summary

CO No.	Scope of Work	Reason for Change	Value
1	Addition to the original scope of work – contract admin services for Tenant Services Hub, architectural design changes, contract administrative services	TCHC Directed	\$110,295.00
2	Energy Modelling	TCHC Directed	\$16,000.00
3	Gym restoration (structural and building envelope)	Design	\$99,200.00
Pending	RFAF 5, architectural site visits, meetings, contract administration, mechanical/electrical/security, site visits, progress draws, RFAF 6, electrical and architectural	TCHC Directed	\$58,055.00
Approved Change Orders to Date			\$225,495.00
Recommended Change Order			\$58,055.00
Total Cumulative Change Orders			\$283,550.00
Original contract awarded (VAC 19697) awarded on 8 hub locations			\$587,369.00
Revised contract award			\$870,919.00
Cumulative CO %			48.28%

IMPLICATIONS AND RISKS:

The Tenant Service Hub construction project, including work related to this change order if approved, is expected to be completed in approximately 4 months after approval and with no delays due to COVID-19. Work related to this change order will not commence until this change order has been approved. Any significant delays in issuing the change order will impact the construction schedule of the Tenant Service Hub.

The consultant has also spent significant time investigating and understanding the building and is in the process of designing a new façade.

Studying the viability of the use of photovoltaic panels on the façade is best carried out by a design team that is already well acquainted with this building.

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

Funding for this change order is within the program budget of the 2022 Capital Budget.

SIGNATURE:

“Allen Murray”

Allen Murray
Vice President, Facilities Management

STAFF CONTACT:

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