



## Exhibition Place

### Item No. 9

June 24, 2013

**ACTION REQUIRED**

To: The Board of Governors of Exhibition Place

From: Dianne Young, Chief Executive Officer

Subject: **Washrooms Renovation at DEC - Phase I, II, III & IV**

#### Summary:

This report recommends approving the consultant scope change of Stingray Architects Inc. for Phase I of the DEC Washroom renovations and proposes the continued engagement of Stingray Architects Inc. (Stingray) to provide tendering and contract administration for both Phase II and Phase III. Stingray was approved as the prime design consultant for this project in 2012 through a competitive process. Given construction is currently underway for Phase I and Phase II of these renovation projects, it would be advantageous and time savings to the Board, to continue to engage Stingray to undertake the contract administration for Phase I (Washroom Nos. 1, 2 and 3) and Phase II (Washroom Nos. 10, 11 and 12) and then Phase III. The construction cost of the DEC Washroom Project Phase I, II, III and IV is approximately \$3.82M and the total consultant fees proposed to be paid to Stingray would be \$0.369M or approximately 9.6% of the project cost.

#### Recommendations:

**It is recommended that with respect to the DEC Washroom Capital Project, the Board:**

- 1) Approve the scope change and fees increase for Stingray from \$118,592.00 to \$165,087.00 with respect to Phase I (Washrooms #1, 2 and 3);**
- 2) Approve the engagement of Stingray to provide contract administration with respect to Phase II (Washrooms # 10, 11 & 12) for a negotiated additional fee of \$105,775.00; and**
- 3) Approve the extension of the agreement with Stingray to Phase III tendering and contract administration of the Washroom Renovations with the additional fees not to exceed \$99,325.00.**

#### Financial Impact:

The financing for the Phase I and II projects are included within the approved Exhibition Place 2013 Capital Works Program under Washrooms Renovation at Direct Energy Centre as identified in the regular Capital Progress report.

#### Decision History:

The Exhibition Place 2009 – 2012 Strategic Plan had an Infrastructure Goal to *Sustain our public assets and rolling equipment* and as a Strategy to support this Goal we *worked with the City of Toronto to increase our state-of-good repair capital budget to address backlog.*

### Issue Background:

In the early spring of 2012, staff issued an RFP to engage an architect to undertake as the prime consultant to do the design and construction administration for this entire project of ten (10) washrooms (excluding the handicaps at the time) for DEC. Based on competitive process, three consultants submitted their proposals. The proposal by Stingray Architects ranked the highest of the three (3) proposals with a score of 85 out of 100 points; and Stingray was officially engaged on April 26, 2012.

The scope of work which was the subject matter of the consultant tender was revised following the engagement of Stingray and consequently, Stingray submitted additional expenses for its Phase I work that have increased its fee over the \$150,000 level. Stingray has successfully managed the design, tendering and contract administration for Phase I and Exhibition Place staff believe that it is in the best interest of the project that Stingray continue as the consultant for both Phase II and III.

### Comments:

#### Phase I Scope Change

The original scope for Stingray was to renovate all 10 washrooms in DEC to model the same style and level of quality as the Coliseum Mid-Arch washrooms which were completed in 2010/2011. However, as the design moved forward, it was determined that the DEC Washrooms serving the new DEC Halls should be at a Class “A” building standard requiring changes to the initial design. In addition, design of a handicap washroom (Washroom #11) was added to the total design responsibility of the architect.

Due to the initial scope change, the architect submitted a fee adjustment for approval in May and staff have been in negotiation with Stingray accordingly. Their issues arise from two main concerns for the tendering and contract administration:

- With respect to changing the level of design to a Class “A” standard, Stingray had to spend more time in reviewing and answering questions due to the tendering period; shop drawing approval required; and on-site supervision related to changes on items such as:
  - adding wall and floor tiles;
  - adding LED lighting behind protruding mirror walls;
  - revising baby changing table and upholstered bench; and
  - providing wall and ceiling wood panels.
  - For this increased work, Exhibition Place staff negotiated their fees to an additional \$35,175.
- DEC is now under the performance period for LEED-EBOM application. Any construction due to waste disposal and material purchasing are under its very strict guidelines which now requires Stingray to ensure the contractor complies with these strict guidelines and reporting this task to staff. Exhibition Place staff was able to negotiate this item with the Architect to \$11,320.
- The total changes of these two main items is \$46,495, which increases the final agreement value from \$118,592 to \$165,087.

#### Phase II Project

Given the inability of having one construction window to do all washroom renovations at the same time because of show activities at DEC, a tentative construction schedule, as shown on Appendix “A” had to be coordinated with Sales & Marketing staff to ensure the DEC shows were

not adversely affected. The Phase II construction is scheduled to commence at three different periods – Washroom#10 (July 1 – Aug. 2); Washroom #11 Handicap (Sept. 6 – 19); and Washroom #12 Handicap (July 17 – Aug. 9).

The details of the tendering and contract administration work to be provided for the three washrooms in Phase II (#10, 11 & 12) with a total fee of \$105,775, and its breakdown shown below:

- Prepare specifications package for tender -\$6,150;
- Update construction estimates from quantity surveyor - \$3,560;
- Provide tendering services – review and answer questions, give clarifications, update contract documents, etc. - \$19,380;
- Provide contract administration – all aspects of contract related changes, site directives, site review, site inspection, certify payments - \$48,000;
- Provide post construction services – substantial certificate and final certificate to contractor - \$3,445;
- Liaise structural, mechanical & electrical sub-consultants for site visits & clarification - \$13,530;
- Submit building permit for Phase II - \$2,460;
- Add washroom # 12 design & cost estimate - \$6,450; and
- Misc. administration cost - \$2,800.

With the in-house experience Exhibition Place staff have gained from the Phase I construction, the LEED EBOM waste management work has been removed from this consultant proposal (a saving of \$11,320). Exhibition Place staff recommends that the Board approve that these services for Phase II be provided by Stingray.

### Phase III Project

Subject to negotiation with the consultant, Exhibition Place staff are recommending engagement of Stingray for Phase III of the Washroom Project for the provision of similar services at the same rates as noted above for Phase II for a fee not to exceed \$99,325.

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Submitted by:

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Dianne Young  
Chief Executive Officer

**DEC Washrooms Schedule & Cost**

Budget (in \$1,000): \$4,800

Appendix "A"

		Construction		2012		2013		2014		2015		Revised:	
Hall	Washroom No.	Construction	Est. Cost (\$1,000)	Construction	Halt Construction due to Events in Halls	Est. Cost (\$1,000)	Construction	Halt Construction due to Events in Halls	Est. Cost (\$1,000)	Construction	Est. Cost (\$1,000)	27-Jun-2013	
A	S	1	Ph. I	May 13 - June 28		475							
		3	Ph. I	June 21 - July 31	July 11-14, July 26-27	300							
		4	Ph. III	Nov 13 - Dec 20		350							
	N	8	Ph. III	Nov 13 - Dec 20		220							
		9	Ph. IV				July 1-Aug 1	July 10-13	225				
B	N	5	Ph. IV			April 29-June 4	tbd	675					
		6	Ph. IV			July 1-Aug 1	July 10-13	450					
	S	7	Ph. IV			April 29-June 4	tbd	375					
C	S	2	Ph. I	May 13 - June 28	June 3-4, June 17-18	250							
D	S	10	Ph. II	July 1 - Aug 2	July 11-14, July 26-27	400							
Heritage Court	N	11 (HC)	Ph. II	Sept. 6 - 19		50							
Galleria	S	12 (HC)	Ph. II	July 1 - Aug 9	July 11-14, July 26-27	50							
Contingency						0							
		<b>2012 Sub-Total</b>	<b>0</b>	<b>2013 Sub-Total</b>		<b>2,095</b>	<b>2014 Sub-Total</b>		<b>1,725</b>	<b>2015 Sub-Total</b>	<b>0</b>		
										<b>Total Construction Costs</b>	<b>\$3,820</b>		

N = North Side Washrooms

S = South Side Washrooms

**Other Project Costs**

Description	2012		2013		2014		2015		
	Duration	Est. Cost (\$1,000)	Duration	Est. Cost (\$1,000)	Duration	Est. Cost (\$1,000)	Duration	Est. Cost (\$1,000)	
Internal Work Orders	Jan - Dec	1							
Professional Fees/Admin.	Jan - Dec	58	Jan - Dec	320	Jan - Dec	125			
PMC	Jan - Dec	53		220		162			
	<b>2012 Sub-Total</b>	<b>112</b>	<b>2013 Sub-Total</b>	<b>540</b>	<b>2014 Sub-Total</b>	<b>287</b>	<b>2015 Sub-Total</b>	<b>0</b>	
								<b>Total Other Costs</b>	<b>\$939</b>

**Total Project Costs**

<b>Project Cost</b>	<b>Total 2012</b>	<b>112</b>	<b>Total 2013</b>	<b>2,635</b>	<b>Total 2014</b>	<b>2,012</b>	<b>Total 2015</b>	<b>0</b>	
								<b>Total Project Cost</b>	<b>\$4,759</b>
								<b>Remaining Funds</b>	<b>\$41</b>