



City of
Peterborough

To: Members of the General Committee

From: Richard Freymond, Commissioner of Corporate and Legislative Services

Meeting Date: July 4, 2022

Subject: Increase of Contract Amount Awarded to Brook Restoration Ltd. for the Simcoe Street Parking Garage and Jackson Creek Culvert Rehabilitation, Report CLSFM22-028

Purpose

A report to recommend an Increase in the Contract Amount Awarded to Brook Restoration Ltd. for the Simcoe Street Parking Garage and Jackson Creek Culvert Rehabilitation, all within the previously approved project budgets.

Recommendation

That Council approve the recommendation outlined in Report CLSFM22-028 dated July 4, 2022 of the Commissioner of Corporate and Legislative Services, as follows:

That the contract with Brook Restoration Ltd. for the Simcoe Street Parking Garage and Jackson Creek Culvert Rehabilitation be increased by \$538,348 from \$3,464,625 to \$4,002,973 plus HST of \$519,087 for a total cost of \$4,512,060.

Budget and Financial Implications

The net \$431,196 requirement after applicable HST rebates for the structural rehabilitation of the Simcoe Street Parking Garage can be accommodated within the unused portion of the \$3,410,000 set aside in the 2022 Capital Budget Project 5-17.01 (Infrastructure and Planning Services – Transportation – Parking - Simcoe Street Rehabilitation 2019).

The net \$109,038 requirement after applicable HST rebates for the Jackson's Creek Culvert Rehabilitation that is located beneath the Simcoe Street Parking Garage Structure can be accommodated within the unused portion of the \$3,000,000 set aside in the 2022 Capital Budget Project 5-11.01 (Infrastructure and Planning Services – Engineering – Bridges – Simcoe Street Culvert at Parking Garage).

**Chart 1
Total Simcoe Street Parking Garage Costs**

Line	Description	Amount	Budget
1	Project Budget		\$3,410,000
2	Design Fees and Miscellaneous Costs	\$117,000	
3	Original Tender Construction Amount	\$2,301,585	
4	Additional Change Order Costs	\$431,196	
5	Total Revised Project Cost	\$2,849,781	\$2,849,781
6	Project Balance		\$560,219

**Chart 2
Total Jackson Creek Culvert Costs**

Line	Description	Amount	Budget
1	Project Budget		\$3,000,000
2	Design Fees and Miscellaneous Costs	\$343,900	
3	Original Tender Construction Amount	\$1,163,040	
4	Additional Change Order Costs	\$107,153	
5	Total Revised Project Cost	\$1,614,093	
6	City's Portion of HST	\$28,408	
7	Total Revised Project Cost	\$1,642,501	\$1,642,501
8	Project Balance		\$1,357,499

Background

ITT 20-21 for the Simcoe Street Parking Garage and Jackson Creek Culvert Rehabilitation closed on May 13, 2021. The Administrative Staff Committee approved Report CLSFM21-022 on May 19, 2022 to award the work to Brook Restoration Ltd. at an amount of \$3,464,625 net of the HST rebate. The intent of the Parking Garage project was to replace the waterproofing system on all levels, and repair deteriorated

concrete in the structure. The project was deferred to 2021 to allow the project to be coordinated with work on the Jackson Creek culvert under the parking garage to realize cost savings and minimize disruptions to the parking garage.

The Jackson Creek culvert located beneath the parking garage structure is defined as a bridge due to its cross-sectional length. During 2014 OSIM reporting the culvert was identified to be in poor condition. Furthermore, during 2016 and 2018 OSIM reports the culvert demonstrated signs of further deterioration requiring almost immediate attention.

There was a requirement to provide a current rehabilitation design to perform a moderate term rehabilitation of the culvert. It is anticipated that the rehabilitation will extend the life of the asset by 20 years. Coordinating the work of both projects would result in economies of scale, improved access to the culvert and closure of the parking garage only once.

The work on the parking garage and culvert started in June of 2021. The culvert was completed in mid March 2022 and the parking garage is scheduled to be completed by July 8, 2022.

During the project, four change orders were issued for the culvert work and twelve change orders were issued for the garage as itemized in Charts 2 and 3 below. The Culvert change orders were for additional steel beam replacement in the culvert to support thickened concrete slabs, design changes due to unknown slab thickness differences from the original design drawings, additional testing and inspection costs and additional costs for quantities of materials removed and replaced based upon unit rates supplied at the time of tender.

The twelve change orders for the Simcoe Street Parking Garage were for additional work not identified at the time of tender and major items requested by staff such as the entire painting of the garage, asphalt replacement on the ground level to the east of the parking structure and replacement of damaged parking railings and contrast painting of the stairwells for improved accessibility. The additional work was added to the parking garage scope of work during the project as timelines and budget permitted this work to be completed while the garage was closed to avoid future closures and additional capital budget requests in future years.

The changes and additional work were made in consultation with Infrastructure and Planning, Transit and Parking staff, the Facilities & Energy Manager and Reed Jones Christofferson, the City's Consultant. City staff agrees with the additional work and agree these are changes to the original scope of work.

Chart 2

Details of Change Orders for the Jackson Creek Culvert Rehabilitation

No.	Description of Change Orders	Amount
1	Steel beam replacement	\$64,233
2	Additional unforeseen requirements related culvert top replacement	\$170,243
3	Adjustment costs for actual quantities of materials used (unit pricing)	-\$4,278
4	Additional testing and inspections	\$1,955
5	Sub Total	\$232,153
6	Less contingency in contract	-\$125,000
7	Sub Total Change Order Cost	\$107,153
8	City's Portion of HST	\$1,886
Total Change Order Cost		\$109,039

Chart 3

Details of Change Orders for the Simcoe Street Parking Garage Rehabilitation

No.	Description of Change Orders	Amount
1	Credit for elevator repairs	-\$853
2	Staff requested painting of the entire garage	\$275,000
3	Remove concrete topping beneath ramp on P2	\$6,676
4	Replace corroded C channel in east stairwell	\$16,125
5	Add contrast painting on stair treads in stairwells	\$9,200
6	Line painting revisions for accessibly parking spots	\$5,250
7	Credit for elevator sill repairs	-\$877
8	Repave east ground level parking lot	\$113,707
9	Remove deteriorated curb and repave on P1	\$18,088
10	Credit for electrical lighting repairs	-\$275
11	Remove and replace damaged guard rail on P1	\$22,875
12	Adjustment costs for actual quantities of materials used (unit pricing)	\$90,593
13	Remove and reinstall signage	\$687
14	Sub Total	\$556,196
15	Less contingency in contract	-\$125,000
Total Change Order Cost		\$431,196

Council Approval Required

Chart 3 of Appendix A of the Procurement By-law 18-084 indicates Council must approve a contract amendment in all cases where the Total Cumulative Increase is both more than \$100,000 and more than 10% of the original Contract Value.

Although all of the work was completed well within budget, the contract increase requested exceeds \$100,000 and is more than 10% of the original contract value.

Summary

The culvert work was completed in late March 2022 and Phase 1 of the garage (levels P1, P1A, P2, P2A and P3 were open in late May 2022. Phase 2 of the garage is scheduled to be completed by July 8, 2022.

Submitted by,

Richard Freymond
Commissioner of Corporate and Legislative Services

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