



Change Order: Additional Compliance Measures for Constructor Role and Unforeseen Conditions to the Envelope Repairs and Structural Rehabilitation Project at Mornelle Ellesmere

Item 6A

February 5, 2021

Building Investment, Finance and Audit Committee

Report: BIFAC:2021-13

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

From: Vice President, Facilities Management

Date: January 5, 2021

PURPOSE:

The purpose of this report is to seek the BIFAC's approval for the change order to Tritan Inc. ("Tritan") for constructor role services and unforeseen conditions to the recladding project at Mornelle Ellesmere (110 Mornelle Court).

BIFAC approval is required for the recommended change order, as the cumulative amount exceeds the financial approval limit of Toronto Community Housing's ("TCHC's") Procurement Award Committee ("PAC").

RECOMMENDATIONS:

It is recommended that the BIFAC approve and forward to the Board for approval the following recommendations:

- (a) Approve the change order of the work up to \$478,607.79 (exclusive of taxes) to Tritan Inc. for envelope repairs and structural rehabilitation at Mornelle Ellesmere (110 Mornelle Court) as follows;

- \$50,000.00 for ongoing constructor role requirements on-site; and
 - \$428,607.79 to address unforeseen site conditions; and
- (b) Authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

REASONS FOR RECOMMENDATIONS:

Background

The contract award to Tritan for \$2,440,960.00 (exclusive of taxes) for envelope repairs and structural rehabilitation at Mornelle Ellesmere was approved by the Procurement Award Committee (“PAC”) on October 29, 2019.

Mornelle Ellesmere is a 15-storey residential building built in 1971 and consists of 145 units.

The scope of work for this award included:

- Structural rehabilitation, envelope repairs and waterproofing of the building;
- Installation of new over cladding systems to the exterior of the building;
- Replacement of exterior balcony guard rails;
- Removal and replacement of ground floor doors; and
- Hazardous material (“HAZMAT”) abatement.

Change Order Recommendation

A change order of up to \$478,607.79 (exclusive of taxes) is recommended for the constructor services and additional costs associated with unforeseen site conditions.

For an additional 10 months of constructor services, \$50,000 is recommended as a result of changes in project timelines. Constructor services are a unit rate, which was obtained as part of the public tender. As identified during construction, an additional \$428,607.79 is recommended for increased scopes of work, including:

- Closure plates to close the gap between the balcony slab and the balcony guard rail, an additional safety compliance requirement by the City of Toronto;

- An increase in pricing for the relocation of Rogers Telecommunication equipment; and
- Additional costs for work and materials for structural reinforcement at the balcony slabs and waterproofing around building windows.

Attachment 1 provides site photos. Table 1 provides a summary of change orders to date, including the recommended change order.

Table 1: Change order summary

Scope of Work		Reason for Change	Value
1	Constructor Role	TCHC-Directed	\$60,000.00
2	Extra cost to cover the labor, material, and other associated construction cost increases with the use of Exterior Insulation and Finish Systems (“EIFS”) for re-cladding per additional compliance measures identified through collaboration with TCHC and TFS	TCHC-Directed (mandated by TFS)	\$189,150.00
3	A. Constructor Role B. Unforeseen site conditions for balcony guard safety compliance, telecommunication relocation costs, structural reinforcement at balcony slabs, and window waterproofing	TCHC-Directed and Unforeseen Conditions	\$478,607.79
Approved Change Orders to Date			\$249,150.00
Recommended Change Order			\$478,607.79
Total Change Orders			\$727,757.79
Original contract award			\$2,440,960.00
Cumulative Change Order %			29.81%

IMPLICATIONS AND RISKS:

The change order is recommended for the delivery of the project, addressing unforeseen site conditions at the building. It is also recommended for risk management by extending constructor services, as multiple contractors will be onsite for the duration of the project.

The recommended change order is in accordance with TCHC's current Procurement Policy. The Procurement Award Committee has reviewed and recommends that the change order be approved by the BIFAC.

Performance will continue to be evaluated in accordance with TCHC's Vendor Compliance evaluation system. Results gathered through project reviews can be used to support decisions to remove underperforming vendors from TCHC's rosters and/or future bidding opportunities. Funding is confirmed within the 2021 Capital Budget as approved by the Board (TCHC:2020-88).

SIGNATURE:

"Allen Murray"

Allen Murray
Vice President, Facilities Management

ATTACHMENT:

1. Site Photos

STAFF CONTACT:

Allen Murray, Vice President, Facilities Management
416-981- 6955
Allen.Murray@torontohousing.ca

ATTACHMENT 1 – SITE PHOTOS

Image 1: Example of the current conditions of the structural reinforcement at the balcony slabs. Once uncovered, it was revealed that portions of the steel reinforcement required replacement, as well as a coating to prevent continued deterioration and rusting.

Reason for change – Unforeseen site condition



Image 2: The gap between the balcony slab and balcony guard rail that requires a closure plate per City of Toronto safety compliance measures.

Reason for change - Unforeseen site condition

