

11. PETER D. CLARK LONG TERM CARE CENTRE
ARCHITECTURAL SERVICES - CONTRACT VARIATION -
CONTRACT NO. 0906-09-C1/97
-

COMMITTEE RECOMMENDATION

That Council approve a variation to Contract 0906-09-C1/97 of \$165,610 or 17.5% to the contact awarded to Montgomery and Sisam Architects in association with Bryden Martel Architects Inc. for the Peter D. Clark Long Term Care Centre. This award will increase the total contract from \$936,490 (GST included) to \$1,102,100 (GST included).

DOCUMENTATION:

1. Homes for the Aged Commissioner's report dated 7 May 98 is immediately attached.
2. Extract of Draft Minute, Corporate Services and Economic Development Committee, 19 May 98, immediately follows the report and contains a record of all votes.

REGIONAL MUNICIPALITY OF OTTAWA CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT
RAPPORT

Our File/N/Réf.
Your File/V/Réf.

DATE 7 May 1998

TO/DEST. Coordinator
Corporate Services and Economic Development Committee

FROM/EXP. Commissioner, Homes for the Aged

SUBJECT/OBJET **PETER D. CLARK LONG TERM CARE CENTRE
ARCHITECTURAL SERVICES - CONTRACT VARIATION -
CONTRACT NO. 0906-09-C1/97**

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee recommend Council approve a variation to Contract 0906-09-C1/97 of \$165,610 or 17.5% to the contract awarded to Montgomery and Sisam Architects in association with Bryden Martel Architects Inc. for the Peter D. Clark Long Term Care Centre. This award will increase the total contract from \$936,490 (GST included) to \$1,102,100 (GST included).

BACKGROUND

The department recommended to the Corporate Services and Economic Development Committee and Council the award of a contract for architectural services to Montgomery and Sisam Architects in association with Bryden Martel Architects Inc. in October of 1997. The recommendation was approved for the amount of \$936,490 (GST included). The fees were based on an estimated construction budget of \$11,400,000.

DISCUSSION

The revised construction estimate of \$13,500,000 requires that the original contract be adjusted to \$1,102,100, an increase of \$165,610.

PUBLIC CONSULTATION

There has been extensive consultation with residents, families, staff and volunteers.

EXPENDITURE JUSTIFICATION

The revised construction estimate results from the completion of the block schematic design phase. The block schematic design phase included extensive consultation to ensure that the facility complies with the new design guidelines and meets the RMOC program requirements. Increased award is necessary to proceed to the design development stage of the project.

FINANCIAL STATEMENT

Approved Budget to Date	\$ 17,233,000
Total Paid & Committed	<u>(2,562,120)</u>
Balance Available	14,670,880
THIS REQUEST	<u>(165,610)</u>
Balance Remaining	<u>14,505,270</u>

Funds have been provided in the Capital Budget, Account No. 912-54409, Island Lodge Replacement.

*Approved by
Garry Armstrong*

SUPPLY MANAGEMENT DIVISION

I concur,

*G. Ford on behalf
of the Finance Commissioner*

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

*Approved by C. Colaiacovo
on behalf of the Finance Commissioner*

Extract of Draft Minute
Corporate Services and
Economic Development Committee
19 May 1998

**PETER D. CLARK LONG TERM CARE CENTRE
ARCHITECTURAL SERVICES - CONTRACT VARIATION -
CONTRACT NO. 0906-09-CI/97**

- Homes for the Aged Commissioner's dated 7 May 98

Councillor R. Cantin asked whether there was a way to “cap” professional services increasing with the cost of a project. The Executive Director, Homes for the Aged, Mr. Garry Armstrong, reminded Committee members that the total cost to replace the Island Lodge facility on two sites is \$34 million. At the time the architect selection was made, interested firms had to bid on a percentage basis, since it was difficult to separate the cost for each site. In addition, the Ontario Ministry of Health was in the process of developing new design guidelines for long term care facilities. Regional staff, working in consultation with the Ministry, wanted to provide a figure that would allow the architects to bid on guidelines they knew were changing while still being able to provide assurance that, for a certain amount of money, a certain amount of work would be provided.

Mr. Armstrong went on to say the Ministry of Health looked at \$11.5 million as a target, while recognizing that the cost has been in the \$100,000 @ bed range for many years. As the project went from the functional into the building design phase, and with new guidelines completed, it became clear that the cost would be closer to \$16 million. In fairness to the architects, there was an understanding that, as the new guidelines were developed and the final design stage approached, the actual costs would be closer to what has traditionally been built across the Province. Mr. Armstrong noted that the architects have worked closely with staff in order to ensure a quality building. There are difficulties in starting with a functional program, getting Ministry approvals along the way, consulting with staff, residents and their families; the amount of work put in by the architects is relative to the demands put on them, and because of the changes in Ministry guidelines, there has been a lot of extra work. Mr. Armstrong opined that the amount is not exorbitant in terms of the project. In reply to a question from Councillor Cantin, Mr. Armstrong indicated the Province's contribution to the project is in the 40% range.

Councillor B. Hill pointed out that scope changes are made regularly, and she expressed the view that professionals such as these should stick to the amount they have quoted.

That the Corporate Services and Economic Development Committee recommend Council approve a variation to Contract 0906-09-CI/97 of \$165,610 or 17.5% to the contact awarded to Montgomery and Sisam Architects in association with Bryden Martel Architects Inc. for the Peter D. Clark Long Term Care Centre. This award will increase the total contract from \$936,490 (GST included) to \$1,102,100 (GST included).

CARRIED