

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 17, Report No. 35, of the Committee of the Whole which was adopted, as amended, by the Council of the City of Vaughan on October 20, 2015, as follows:

***By approving that staff report back to Council once the final LEED standard is achieved, along with the final construction costs for Fire Station #73 and EMS Station #31 on Martin Grove Road; and***

***By receiving Communication C4 from the Deputy City Manager, Public Works and Director of Infrastructure Delivery, dated October 19, 2015.***

**17      BUDGET AMENDMENT AND AWARD OF TENDER T15-275 – CONSTRUCTION OF  
FIRE STATION #73 AND YORK REGION PARAMEDIC RESPONSE STATION #31 –  
7690 MARTIN GROVE ROAD (WARD 2)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Commissioner of Strategic & Corporate Services and the Chief of Vaughan Fire & Rescue Service, dated October 7, 2015:**

**Recommendation**

The Acting Commissioner of Strategic & Corporate Services and the Chief of Vaughan Fire & Rescue Service, in consultation with staffs from Financial Planning & Analytics, Development Finance & Investments, Purchasing Services, Capital Delivery & Asset Management, and Building & Facilities, recommend:

1. That BECC Construction Group Ltd. be retained to provide Construction Services for the new Fire Station #73 & York Region Paramedic Response Station #31, as detailed in the tender T15-275, in the amount of \$5,371,696.00 plus applicable taxes;
2. That a 10% project contingency allowance in the amount of \$537,169.60 plus applicable taxes be approved within which the Acting Commissioner of Strategic & Corporate Services, or designate, is authorized to approve amendments to the contract;
3. That a capital budget amendment of \$1,890,939 to approved capital project FR-3564-13 – Station #73 Construction be approved with funding from a contribution from York Region and the total project costs, including contingency allowance, all applicable taxes, and administrative recovery, be funded from approved capital project FR-3564-13 – Station #73 Construction;
4. That capital project FR-3563-12 – Station #73 Design be consolidated with FR-3564-13 – Station #73 Construction;
5. That a new capital project for the extension of Municipal infrastructure services be approved in the amount of \$500,000 inclusive of contingency, all applicable taxes and administration recovery and be funded from Citywide Engineering Development Charges;
6. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Budget Amendment and Award of Tender T15-275 and the addition of a new capital project for the Municipal infrastructure services is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002; and,
7. That the Mayor and City Clerk be authorized to sign the necessary documents.

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#### **Contribution to Sustainability**

The new facility is being designed to meet the Leadership in Energy and Environmental Design (LEED) Silver standards.

#### **Economic Impact**

The project to construct a joint facility for Fire Station #73 and Paramedic Response Station #31 is being undertaken in partnership with the Regional Municipality of York (York Region). The total cost of the project will be shared between the City of Vaughan and York Region in accordance with a cost sharing commitment in place.

The total construction costs for this joint facility are estimated to be \$6,640,424. There are approved funds of \$4,892,800 in capital projects FR-3563-12 – Station #73 Design and FR-3564-13 – Station #73 Construction for the design and build of Fire Station #73 which can accommodate the City's portion of construction costs estimated at \$4,749,485. The remaining \$1,890,939 is the cost allocated to the Region for the construction of the Paramedic Response section. The City has a cost sharing commitment from the Region to recover these costs. If additional costs over and above this amount are incurred, the City and the Region have agreed to further cost share the difference.

For ease of administration, it is recommended that capital project FR-3563-12 – Station #73 Design be consolidated with FR-3564-13 – Station #73 Construction. Additional information on the cost sharing commitment as well financial details are provided in the Background section of this report.

The creation of the new capital project is to address the civil work required along Martin Grove Road. Currently, the sanitary and storm sewers are terminated approximately 100m south of the proposed facility; new infrastructure will be required to extend these services to the frontage of the property. The work is estimated to cost approximately \$500,000. The extension of the municipal infrastructure supports future development in the area and therefore the funding source has been identified as Citywide Engineering Development Charges. A portion of these costs will be recovered from York Region based on the construction cost sharing commitment.

Staff is currently reviewing the design of this infrastructure work and once the review is finalized a competitive procurement process will be undertaken to select a qualified vendor to complete this work. A future report will be brought forward to Council to award the contract for this work. The construction of the building is not directly impacted by the sanitary and storm sewer work and can proceed ahead of the additional work being completed. The additional work will be coordinated within the construction timelines to ensure alignment with the opening of the fire station.

#### **Communications Plan**

Periodic updates will be provided on the status of this project to all key stakeholders.

#### **Purpose**

The purpose of this report is to obtain Council approval to award T15-275, Construction of Fire Station #73 and York Region Paramedic Response Station #31, to BECC Construction Group Ltd. and obtain approval to amend capital project budget for FR-3564-13 Construction of Fire Station #73 in the amount of \$1,890,939. In addition, approval for a separate capital project is being requested for the extension of Municipal Infrastructure services along Martin Grove Road.

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#### **Background - Analysis and Options**

##### **Cost Sharing Commitment with York Region**

This project is in partnership with the Regional Municipality of York (York Region). A joint facility will be constructed to house Fire Station #73 and Paramedic Response Station #31. An agreement is in place for York Region to pay for a portion of the total cost of the project. The details of this commitment are as follows:

COST*	Responsibility	
	York Region	City of Vaughan
Soft Cost for services provided by: - Prime Consultant; - Project Management Consultant; - Legal Surveyor; - Environmental Consultant; - Geotechnical Consultant; - Commissioning Consultant; and - Cost Consultant. Other Soft Cost: - LEED Certification – Budget for \$10,000 - Misc. Cost (Minor Variance Fee, DCN Advertisement & etc.) – Budget for \$5,000	40%	60%
Construction Cost and Building Permit Fee	27%	73%
Value of Non-Discretionary Change Orders and common Cash Allowance Items	27%	73%
Value of Discretionary Change Orders requested by York Region and Cash Allowance Items that are solely belong to York Region**	100%	0%
Value of Discretionary Change Orders requested by the City of Vaughan and Cash Allowance Items that are solely belong to the City of Vaughan**	0%	100%

\* Cost is equal to the amount paid by the City of Vaughan + 1.76 % HST + City of Vaughan's 3% administration fee

\*\* Unless the parties agree to a different cost sharing arrangement before the change order is approved

York Region will pay 27% of the total construction cost (except the Cash Allowance portion); the 27% is a direct proportion based on the building square footage that York Region will occupy.

For Cash Allowance portion, York Region will also pay 27% of the common items. For the items that are solely used by York Region or the City of Vaughan, the respective party will pay 100% of these items.

#### **Tender Results**

A two-envelope bid process was used for this tender; bidders are required to submit two envelopes: Envelope 1 to demonstrate their compliance with all mandatory requirements and Envelope 2 to provide lump sum tender price and other details.

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Purchasing Services advertised T15-275 on City webpage, Biddingo, OPBA and DCN on August 17, 2015 with a closing date of September 15, 2015. Seven (7) Addenda were issued to answer questions received and clarified project requirements.

Thirty-two (32) potential bidders picked up the documents and eleven (11) bids were received before the closing time. The technical evaluation committee comprised of staff from Building & Facilities, Vaughan Fire & Rescue Service, York Region representative and the Project Management Consultant representatives, reviewed the first envelope submissions for compliance and confirmed that eight (8) companies met all the mandatory requirements and were found compliant and eligible to proceed to the second envelope process, as shown in the following table:

<b>Company Name</b>	<b>Envelope 1 Result</b>
Aplus General Contractors Corp.	Compliant
BECC Construction Group Ltd.	Compliant
BWK Construction Company Ltd.	Compliant
Dig-Con International Ltd.	Non-Compliant
Jasper Construction Corp.	Compliant
M.J. Dixon Construction Ltd.	Compliant
Maystar General Contractors Inc.	Compliant
Northern Structures Ltd.	Compliant
Percon Construction Inc.	Non-Compliant
Struct-Con Construction Ltd.	Non-Compliant
The Atlas Corp.	Compliant

The tender result of the eight (8) compliant bids is summarized in the below table:

<b>Rank</b>	<b>Company</b>	<b>Bid Amount</b>
1	BECC Construction Group Ltd.	\$ 5,371,696.00
2	BWK Construction Company Ltd.	\$ 5,650,000.00
3	Maystar General Contractors Inc.	\$ 5,895,000.00
4	The Atlas Corporation	\$ 5,905,000.00
5	M.J. Dixon Construction Ltd.	\$ 6,033,000.00
6	Jasper Construction Corp.	\$ 6,099,000.00
7	Aplus General Contractors Corp.	\$ 6,505,000.00
8	Northern Structures	\$ 6,695,000.00

The total cost for the construction services for this project, including contingency allowance, applicable taxes and administration recovery is calculated as follows:

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<b>T15-275 Award Summary</b>			
	<b>Entire Project</b>	<b>York Region Portion</b>	<b>City of Vaughan Portion</b>
Bid Price (excluding Cash Allowance)	\$4,846,696.00	\$1,308,607.92	\$3,538,088.08
Cash Allowance	\$525,000.00	\$178,000.00	\$347,000.00
Award Amount (excluding HST)	\$5,371,696.00	\$1,486,607.92	\$3,885,088.08
Contingency Amount (10%)	\$537,169.60	\$148,660.79	\$388,508.81
Sub-Total	\$5,908,865.60	\$1,635,268.71	\$4,273,596.89
HST (1.76%) Non Recoverable	\$103,996.03	\$28,780.73	\$75,215.31
Sub-Total	\$6,012,861.63	\$1,664,049.44	\$4,348,812.19
Administration Recovery (3%)	\$180,385.85	\$49,921.48	\$130,464.37
<b>Net Total Cost</b>	<b>\$6,193,247.48</b>	<b>\$1,713,970.92</b>	<b>\$4,479,276.56</b>

**Project Funding Summary and Capital Budget Amendment**

The current budget in approved capital projects FR-3564-13 – Station #73 Construction and FR-3563-12 Station #73 Design reflects only the estimated costs to construct Fire Station #73. A capital budget amendment is required to incorporate the costs associated with York Region's portion of the project which will be funded by a contribution from York Region in accordance with a cost sharing commitment in place. The Project funding position to date for construction and capital budget amendment is calculated as follows:

<b>Project Costs and Funding Summary To Date</b>			
	<b>City of Vaughan</b>	<b>York Region</b>	<b>Total</b>
Actuals and Commitments to date	270,208	176,968	447,176
Construction Tender T15-275	4,479,277	1,713,971	6,193,247
<b>Total estimated project costs</b>	<b>4,749,485</b>	<b>1,890,939</b>	<b>6,640,424</b>
<b>Funding Sources:</b>			
FR-3564-13 Station #73 Construction	4,650,000		4,650,000
FR-3563-12 - Stn #73 Design	242,800		242,800
York Region Contribution		1,890,939	1,890,939
<b>Total</b>	<b>4,892,800</b>	<b>1,890,939</b>	<b>6,783,739</b>
<b>Balance remaining</b>	<b>143,315</b>	<b>-</b>	<b>143,315</b>

The remaining balance will fund the City of Vaughan's portion of any additional costs that are incurred on this project for items such as LEED certification and building permit fee. The City will recover York Region's portion of any incremental costs incurred using the formula in the cost sharing commitment.

A separate capital project is being requested for the work to extend the Municipal infrastructure services along Martin Grove Road. A preliminary estimate to complete this work is \$500,000 and a portion of these costs will be recovered from York Region. A competitive procurement process will be undertaken to determine the actual cost of the civil work and at that time staff will bring forward a report to Council to award the contract.

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**Relationship to Vaughan Vision 2020 / Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- Service Excellence – Demonstrate Excellence in Service Delivery
- Service Excellence – Lead & Promote Environmental Sustainability
- Organizational Excellence – Manage Corporate Assets

**Regional Implications**

This project is in partnership with York Region and the facility will be shared by Vaughan Fire & Rescue Service and York Region Paramedic and Seniors Services.

**Conclusion**

It is recommended that tender T15-275 be awarded to BECC Construction Group Ltd. being lowest compliant bidder and a capital budget amendment of \$1,890,939 to FR-3564-13 Station #73 Construction be approved. It is also being recommended that a separate capital project in the amount of \$500,000 be created for the extension of Municipal Infrastructure services along Martin Grove Road.

**Attachments**

Not applicable.

**Report prepared by:**

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