

To: Board of Management

From: Robin D. Hale
Chief Operating Officer

Subject: **WILDLIFE HEALTH CENTRE – CONTRACTOR PREQUALIFICATION
AND CONSULTING SERVICES**

Date: 2014-07-02

Summary:

This will advise the Board of the results of the Request for Proposal for the Pre-qualification of Contractors, for general contracting, electrical contracting and mechanical contracting for the Wildlife Health Centre Project, and to recommend the award of the contract for Construction Administration and Commissioning Services.

Recommendations:

1. It is recommended that the following qualified contractors be approved to tender on the Wildlife Health Centre Project:
 - a) General Contracting Companies: Aquicon Construction Co. Ltd., Bird Construction Group, Bondfield Construction Co. Ltd., Elite Construction Inc., Gillam Group Inc., Graham Construction & Engineering Inc., and Pomerleau Inc.
 - b) Electrical Contracting Companies: Culliton, E. S. Fox Ltd., Guild Electric and Ontario Electric Construction Company.
 - c) Mechanical Contracting Companies: Cofely Adelt Co., Culliton, E. S. Fox Ltd. and Geo. A. Kelson Co. Ltd.
2. It is further recommended that the contract for Tender, Construction Administration and Commissioning be awarded to Diamond & Schmitt Architects Inc. in the amount of \$393,300.00 including fees and disbursements, excluding HST.

Financial Implications and Impact Statement:

There are no financial implications to this report as the required funds for the project are within the approved 2014-2023 Capital Works Program.

Background:

In 2004 a feasibility study was completed for the provision of a new quarantine facility and an modernized and expanded animal hospital. The Quarantine Facility was completed in 2007. The existing animal hospital has evolved within the original Zoo animal holding building. It does not meet current hospital standards as detailed by various inspecting groups. Major deficiencies include: traffic flow problems; multiple functions of clinical and surgery rooms; inappropriate animal holding rooms which do not provide adequate environmental control for sensitive species, and which do not permit separation of sick animals from healthy ones; lack of recovery facilities; lack of appropriate holdings for large hoofed-stock; narrow hallways; inadequate storage for equipment and supplies; lack of crate-washing facility; and limited vehicle access.

In 2008, the current Animal Health Centre was identified by the Association of Zoos and Aquariums as requiring refurbishment to meet accreditation standards in the future. Further, in 2010, the Canadian Council of Animal Care (CCAC) identified the facility as an item of “major concern” during their inspection.

In 2010 the consortium of Diamond & Schmitt Architects in conjunction with zoo architectural consultant Design Level of Cincinnati, Ohio, was contracted to undertake conceptual and detailed design work for the new Wildlife Health Centre. They completed their design in December, 2012. The new Wildlife Health Centre has been specifically designed for medical and surgical care of zoo species and will provide specialized housing for hospitalized animals. Offices and laboratories for Reproductive Physiology Research and Wildlife Health staff will be located within the Centre, since the functions and facilities of both groups are closely related and synergistic. The facility will be equipped to provide maximum efficiency, comfort, and safety in handling and care of animal patients, in a professional and hygienic setting.

The Wildlife Health Centre Project is a comprehensive three-year construction project that will rehabilitate an aging facility and replace an older out of date animal hospital. The project is scheduled for construction starting in the fall of 2014. The majority of the work will be completed in 2015 and 2016, with a final completion date of early 2017.

Comments/Discussion:

Pre-Qualification of Contractors

A Request for Proposals from interested general, electrical and mechanical contractors was advertised in the Daily Commercial News and posted on the Zoo and City’s websites on 2014-06-10.

A total of 23 General Contractor proposals were received at the time the RFP closed on 2014-06-23. Of those, 20 fully complied with the mandatory requirements outlined in Stage 1 of the proposal process. The contractor submissions meeting the mandatory requirements were evaluated by our consultants Diamond & Schmidt Architects and by the Toronto Zoo evaluation team. The evaluation review was based on previous project experience, proposed subcontractor teams and completeness of their submissions.

Of the 20 submissions that met the mandatory requirements, 7 scored sufficiently to pre-qualify for the Wildlife Health Centre Project. Following is a list of the General Contractors who pre-qualified and reason for pre-qualification:

Aquicon Construction – Relevant projects identified included an applied health institute and laboratory building. Aquicon completed similar and larger size projects and identified a good project team.

Bird Construction Group – Relevant projects identified include a veterinary college and police forensic labs. Value of projects was equal or greater than the Wildlife Health Centre. The proposal identified strong project team members with similar project construction experience.

Bondfield Construction - All 3 exemplary and 2 supplementary projects identified were related to veterinary, medical or research facilities. Value of projects was equal or greater than the Wildlife Health Centre. Bondfield identified strong project team members with similar project construction experience.

Elite Construction - Relevant projects identified include a testing lab facilities, medical facility and community health centre. Elite has completed similar and larger size projects and identified a strong project team.

Gillam Group - Relevant projects identified include a Wellness, Veterinary, Medical or Research facilities as completed projects. Experience working in operational facilities. Gillam Group have completed large projects.

Graham Construction & Engineering – Relevant projects identified include veterinary, medical and research facilities as completed projects. Value of projects was equal or greater than the Wildlife Health Centre. Graham identified strong project team members with similar construction experience.

Pomerleau – All 3 exemplary and 2 supplementary projects identified were related to veterinary, medical or research facilities. Value of projects was equal or greater than the Wildlife Health Centre. Pomerleau identified strong project team members with similar construction experience.

A total of 4 Electrical Contractor proposals were received: *Culliton, E.S.Fox, Guild Electric, and Ontario Electric Construction*.. Of the 4 submissions received all 4 scored sufficiently to pre-qualify for the Wildlife Health Centre project.

A total of 4 Mechanical Contractor proposals were received: *Cofely, Adelt, Culliton, E.S.Fox, and Geo A. Kelson*. Of the 4 submissions received all 4 scored sufficiently to pre-qualify for the Wildlife Health Centre project.

The results of the evaluations are summarized in Schedule I (attached). All of the above are qualified and are recommended to be approved by the Board of Management to submit a tender for the Wildlife Health Centre Project.

Consulting Services

At the time of the original Request for Proposals for architectural, engineering and project management services RFP #29 (2012-03), Diamond & Schmitt Architects provided a competitive price to complete the tender, construction administration and commissioning services. Due to the uncertainty of the date for construction of the facility, the contract administration phase was not requested to be approved by the Board when the architectural design portion was awarded in 2010.

Diamond Schmitt has agreed to maintain their price despite the passage of time. Insofar as they have done an excellent job on the design of the new facility, we are recommending that they be approved to complete the Construction Contract Administration and Commissioning phase of the project.

Robin D. Hale
Chief Operating Officer

PRE-QUALIFICATION EVALUATION

GENERAL CONTRACTOR

STATUS

Amico Design Build Inc.	Did Not Meet Mandatory Requirements
Aquicon Construction	Qualified
Bird Construction Group	Qualified
Bondfield Construction Co. Ltd.	Qualified
Chart Construction Management Inc.	Did not Qualify
Compass Construction Resources Ltd.	Did not Qualify
Dineen Construction	Did not Qualify
Elite Construction	Qualified
Gillam Group	Qualified
Gottardo Construction Ltd.	Did not Qualify
Graham Construction & Engineering Ltd.	Qualified
Joe Pace & Sons	Did not Qualify
M. J. Dixon	Did not Qualify
Maple Reinders Construction Ltd.	Did not Qualify
Maram Buliding Corp.	Did not Qualify
Maystar General Contracting Inc.	Did not Qualify
Newgen Construction Corporation	Did not Qualify
Northern Structures Ltd.	Did not Qualify
Pomerleau Inc.	Qualified
Rea Investments O/A Re Construction	Did not Qualify
Ross-Clair Contractors & Construction Mgt	Did Not Meet Mandatory Requirements
Struct-Con Construction	Did not Qualify
Torcom Construction Inc.	Did Not Meet Mandatory Requirements

PRE-QUALIFICATION EVALUATION – cont'd

ELECTRICAL CONTRACTOR

STATUS

Culliton Inc.	Qualified
E. S. Fox Ltd.	Qualified
Guild Electric	Qualified
Ontario Electric Construction Company	Qualified

MECHANICAL CONTRACTOR

STATUS

Cofely Adelt Co.	Qualified
Culliton Inc.	Qualified
E. S. Fox Ltd.	Qualified
Geo A. Kelson	Qualified