

To: Board of Management

From: Robin D. Hale  
Chief Operating Officer

Subject: **WILDLIFE HEALTH CENTRE - TENDER RESULTS**

Date: 2014-11-20

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**Summary:**

This report recommends the award of the tender for the Wildlife Health Centre project. The Project will rehabilitate an aging facility and replace an older out of date animal hospital with a facility specifically designed for medical and surgical care of zoo species and specialized housing for hospitalized animals. It will provide maximum efficiency, comfort, and safety in handling and care of animal patients, in a professional and hygienic setting.

**Recommendations:**

**It is recommended that the tender for the Wildlife Health Centre be awarded to Gillam Group Inc. in the amount of \$16,124,944 including applicable HST, plus a cash allowance and owner's contingency, subject to approval by Council of the increase in the Capital Works Project amount to \$18,034,385.**

**Financial Impact:**

The Capital Works Program funding totals \$15,500,000. Additional funding in the amount of \$2,534,385 will be provided through Community Foundation Funding, thereby permitting the award of the tender over the original approved construction amount. Following this contribution, the remaining balance of the Community Foundation Funds will be \$6,469,539.

**Background:**

In 2004 a feasibility study was completed for the provision of a new quarantine facility and a 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 (AZA) 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 and 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 construction project that will rehabilitate an aging facility and replace an older out of date animal hospital. The project is scheduled for construction starting at the end of 2014. The majority of the work will be completed in 2015 with a final completion date in 2016.

### **Comments/Discussion:**

A Request for Proposals for pre-qualification from interested General, Electrical and Mechanical Contractors was advertised in the Daily Commercial News and posted on the City’s web site. The RFP closed on 2014-06-23. A total of 23 General Contractor proposals were received of which 7 scored sufficiently to pre-qualify for the Wildlife Health Centre project and were approved by the Board.

The Request for Tender, RFT #47 (2014-09), was issued on 2014-09-30, with a due date of 2014-11-06. Of the 7 general contractors, 6 submitted bids were received. See Appendix I.

However, all the initial lump sum bids were significantly higher than the approved budget amount requiring staff to resort to the planned project scope deletions, as identified by the bidders in their tenders, in order to attempt to conform to the budget. These deletions include the new necropsy wing (we will use existing post-mortem facilities), changing zinc finishing to steel, and eliminating sun control shades in the public gallery. The deletion of the Necropsy has a further cost reduction impact as the Invertebrate house can remain in its existing location instead of being relocated and thereby saving an additional \$300,000.

The results, before and after these deletions as summarized in Appendix II (a) and (b) respectively, show that the lowest bid is from the Gillam Group Inc. at \$16,124,944 including HST. The total project cost, after deletions, is \$18,034,385, which includes the contractor cost as well as a cash allowance for inspection, testing, building permits, temporary hospital facilities, owner’s contingency and applicable HST.

It should be noted that an option to redesign the project, as we have done in the past, was reviewed, but not selected. A project redesign would require additional funding and time in order to reduce the scope and cost. The current design was meticulously developed with the input of zoo architectural consultants, animal care experts and zoo staff to provide a modern facility that meets the specialized needs for an animal hospital. A reduction in scope would require the deletion of functionality and features that will greatly impact the ability of the hospital to meet its original design goal and its function as an animal hospital.

Over the past few years, funds have been raised for the Wildlife Health Centre Project and deposited in the Toronto Community Foundation and held in trust for the Project. Including interest, these designated funds currently amount to approximately \$850,000. In addition to this amount, a bequest was received earlier this year from the Mary Millard Estate which has also been deposited in the Community Foundation accounts.

It is recommended that the Board approve the award of the tender with the additional funding of \$2,534,385 from the Community Foundation to permit the Wildlife Health Centre Project to proceed on schedule. The increase of the total project cost will require the approval of Council, but this is not anticipated to be problematic as no additional City funding is required.

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R. D. Hale  
Chief Operating Officer

**List of Attachments:**

Appendix I - Schedule of Tenders Received

Appendix II – Summary of Project Costs and Funding

**TORONTO ZOO  
WILDLIFE HEALTH CENTRE PROJECT  
RFT #47 (2014-09)  
SCHEDULE OF TENDERS RECEIVED**

PRE-QUALIFIED TENDERER	BULK TENDER (incl. applicable taxes)	ITEMIZED PRICING Scope Reductions*	BULK TENDER Reduced Scope (incl. applicable taxes)	COMMENTS
Aquicon Construction	20,748,503	711,496	20,008,974	Meets Requirements
Bird Construction Group	N/A	N/A	N/A	No Bid
Bondfield Construction Co. Ltd.	17,381,886	639,560	16,717,128	Meets Requirements
Elite Construction	19,280,870	1,046,300	18,193,346	Meets Requirements
Gillam Group Inc.	17,581,451	1,401,296	16,124,944	Meets Requirements
Graham Construction & Eng. Ltd.	19,228,900	931,290	18,260,917	Meets Requirements
Pomerleau Inc.	22,456,575	663,000	21,767,453	Meets Requirements

\* Planned scope reduction constitutes:

- Deletion of Necropsy Facilities
- Deletion of architectural screening, sun shades, canopy in loading area
- Substitution of zinc roofing with painted steel roofing

Further Saving:

- With the deletion of the Necropsy from the project, a new Invertebrate facility is not required to be constructed. This will save \$300,000 in Zoo capital funds.

**WILDLIFE HEALTH CENTRE PROJECT – BULK TENDER**  
**SUMMARY OF PROJECT COSTS AND FUNDING**

**PROJECT COSTS**

**Expenditures**

Contractor	\$16,723,000	Lowest Bid
Contingency Allowance	1,170,610	7% of Contractor Expense
Consulting Fees & Contract Admin.	443,601	Includes inflation
Building Permit	56,613	Building Permit/SPA/Sprinkler
Inspection & Testing	50,000	Estimate
Temporary Hospital Facilities	200,887	Includes moving & housing costs
Invertebrate House	300,000	

**Total** **18,944,711**

**Applicable HST @ 3.94%** **746,422**

**TOTAL PROJECT COST - including HST** **\$19,691,133**

**FUNDING**

**2015-2023 Capital Works Program**

CTZ 048 WHC 2014	\$4,150,000	
CTZ 048 WHC 2015	4,750,000	Pre-Approved
CTZ 048 WHC 2016	4,100,000	Pre-Approved
CTZ 048 WHC 2017	<u>2,500,000</u>	Pre-Approved

**TOTAL CAPITAL WORKS FUNDING** **\$15,500,000**

**COMMUNITY FOUNDATION FUNDING** **\$4,191,133**

**WILDLIFE HEALTH CENTRE PROJECT - REDUCED SCOPE**  
**SUMMARY OF PROJECT COSTS AND FUNDING**

**PROJECT COSTS****Expenditures**

Contractor	\$15,513,704	Lowest Bid with deductions
Contingency Allowance	1,085,959	7% of Contractor Expense
Consulting Fees & Contract Admin.	443,601	Includes inflation
Building Permit	56,613	Building Permit/SPA/Sprinkler
Inspection & Testing	50,000	Estimate
Temporary Hospital Facilities	200,887	Includes moving & housing costs

**Total** **17,350,765**

**Applicable HST @ 3.94%** **683,620**

**TOTAL PROJECT COST - including HST** **\$18,034,385**

**FUNDING****2015-2023 Capital Works Program**

CTZ 048 WHC 2014	\$4,150,000	
CTZ 048 WHC 2015	4,750,000	Pre-Approved
CTZ 048 WHC 2016	4,100,000	Pre-Approved
CTZ 048 WHC 2017	<u>2,500,000</u>	Pre-Approved

**TOTAL CAPITAL WORKS FUNDING** **\$15,500,000**

**COMMUNITY FOUNDATION FUNDING** **\$2,534,385**