

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. CAO-2018-0017**

**FOR THE CONSIDERATION OF  
COUNCIL  
SEPTEMBER 26, 2018**

**SUBJECT: AWARD OF CONTRACT – RC2018-079  
CONSTRUCTION MANAGEMENT SERVICES – LINK PHASE 2 AND 3  
RENOVATIONS**

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**1. RECOMMENDATION:**

- 1. That Council receive Report No. CAO-2018-0017 prepared by the CAO's Office – Capital Initiatives dated September 26, 2018 regarding the award of contract RC2018-079 – Construction Management Services - LINK Phase 2 and 3 Renovations.**
- 2. That Council approves and authorizes the Manager of Procurement Services, subject to review of details, to enter into a contract with METTKO of Toronto, Ontario in the amount of \$282,900 excluding applicable taxes, for the purposes of providing Construction Management Services for the LINK – Phase 2 and 3 Renovations.**

**2. PURPOSE:**

The purpose of this report is to seek Council approval for the award of Contract RC2018-079 for Construction Management Services for the LINK – Phase 2 and 3 Renovations.

**3. BACKGROUND:**

As Council is aware, the LINK - Phase 1 renovations have been completed and approximately 15,570 square feet of the existing building is currently being used for supporting the development of various community organization as Council envisioned in this "community hub" concept;

- Georgina Food Pantry
- GTTI's food programming,
- Routes
- Hospice Georgina
- Georgina Chamber of Commerce
- Jericho Youth Services (fall 2018)
- Farmers Market (seasonal/outdoor)

The results of Phase 1 of the LINK, has made Georgina's "community hub" the most advanced and noteworthy "community hub" within York Region. Council and the community should be proud of the success of the LINK, as it embodies the very principles envisioned by the Province of Ontario in its promotion of the community hub concept.

The success of the LINK, is under-scored by the fact that all of the space in Phase 2 and 3 have valued tenants eagerly anticipating occupancy. These tenants include;

- York Region (Community Health Services)
- Community Living Georgina
- Sutton Seniors (TBD)

On September 12, 2018 Council approved Report CAO-2018-0015 regarding the award of contract for a Prime Design Consultant to prepare the necessary detailed design for the renovations required for the LINK Phase 2 & 3 as follows;

**RECOMMENDATION:**

- 1. That Council receive Report No. CAO-2018-0015 prepared by the CAO's Office – Capital Initiatives dated September 12, 2018 regarding the award of contract RC2018-075 – Consulting Services - Prime Design Consultant – LINK Phase 2 and 3.*
- 2. That Council approves and authorizes the Manager of Procurement Services to enter into a contract with +VG Architects, Brantford, Ontario, in the amount of \$152,000 excluding applicable taxes, for the purposes of providing Prime Design Consulting Services for the LINK – Phase 2 and 3.*

As identified in Report CAO-2018-0015 staff would report back to Council with the results of the Construction Management Services RFP RC2018-079 regarding the award of contract for the Construction Management Firm that would work with the Prime Design Consultant to execute the construction/renovation phase.

**4. ANALYSIS:**

The Request for Proposal No. RC2018-079 regarding Construction Management Services for the LINK Phase 2 and 3 renovations was prepared by the Office of the CAO, Recreation and Culture Department and Procurement Services and posted on August 24, 2018. This bid opportunity was advertised in the Georgina Advocate, running in all possible editions until the closing date, and was accessible through the Procurement Services Bid and Tenders website.

There was a total of 20 plan takers, and 14 different firms attended the mandatory site meeting held on September 7, 2018. The closing date of RFP No. RC-2018-07 was August 20, 2018 at 14:00 hours, at which time 6 proposals were submitted by the following firms;

1. Averio Construction Ltd.
2. Bertram Construction Ltd.
3. Chandos Construction Ltd.
4. Dineen Construction
5. Lisgar Construction Company
6. METTKO

Procurement Services completed a preliminary analysis of the Submission and found it to be acceptable with respect to the basic Terms and Conditions as set out within the Request for Proposal Document and the Purchasing By-Law.

The evaluation team comprised of the Director of Recreation and Culture, Manager of Culture Services, Capital Initiatives Office, and the Town's Procurement Consultant, completed the technical evaluation on September 25, 2018. This was after the print deadline for the Council Meeting of September 26, 2018, thus the reason for this report being included in the Addendum Agenda.

Staff acknowledge that this approach is not ideal at any other time. As Council is aware however the September 26, 2018 Council Meeting is the last Council meeting of the Term. Securing the Construction Management firm at this stage is critical to ensuring the renovations are completed for tenant occupancy timelines.

Alternatively, the timeline delay between the last Council Meeting of this Term and the first Council Meeting of the new Term will result in the loss of at least one tenant occupying 4 rooms.

Based on the aggregate scoring of the evaluation matrix identified in the RFP, the firm of METTKO of Toronto, Ontario achieved the highest awarded points.

Staff are recommending that the contract for Construction Management Services be awarded to METTKO of Toronto, Ontario.

## **5. RELATIONSHIP TO STRATEGIC PLAN:**

This report addresses the following strategic goals:

- GOAL 2: "Promote a High Quality of Life" – Healthy, Safe, Sustainable; Communities – A vibrant, healthy, safe and accessible community;
- GOAL 3: "Engage Our Community & Building Partnerships" – Communication Engagement, Collaboration & Partnerships;
- GOAL 4: "Provide Exceptional Municipal Service" – Organizational & Operational Excellence.

**6. FINANCIAL AND BUDGETARY IMPACT:**

The bid received from the proponent was \$ 282,900 excluding applicable taxes, which is within the approved budget allowance for construction services for this project.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

There is no specific public consultation or notice requirements associated with the Award of Contract. Upon approval of this report, communications staff will notify the public of the successful proponent.

**8. CONCLUSION:**

This report recommends the award of contract to a Construction Management Firm to work with the Prime Design Consultant to complete the renovations for the LINK Phase 2 and 3.

Recommended by:



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Terry Alyman  
Capital Initiatives



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Phil-Rose Donohoe  
Manager of Culture



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Dan Buttineau  
Director of Recreation and Culture

Approved by:



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Dave Reddon  
Acting - Chief Administrative Officer