



TO: Chair and Members of the Board of Health

FROM: Christopher Mackie, Medical Officer of Health/CEO

DATE: 2019 April 18th

LOCATION PROJECT – PROJECT PLAN UPDATE AND GENERAL CONTRACTOR PRE-QUALIFICATION APRIL 2019

Recommendation

It is recommended that the Board of Health:

- 1) *Receive Report No. 030-19 re: “Location Project – Project Plan Update and General Contractor Pre-Qualification April 2019” for information; and*
- 2) *Approve the selection of the Pre-Qualified General Contractors for Fit-Up at Citi Plaza*

Key Points

- 90% of the design documents are complete.
- Three General Contractors are Pre-Qualified to bid on the fit-up at Citi Plaza.
- The fit-up Tender is expected to close on June 24th and will require BOH approval to begin a contractor kick-off in July.
- Additional costs of \$26,000 were identified to extend the elevator to the basement.

Project Plan

The Detailed Design Development phase was completed during the month of February. This phase of the project focused on the development of floor plans in conjunction with the space needs assessment which were previously collected. The layout was presented at the February 5th Relocation Advisory Committee meeting. The detailed Project Plan is listed in [Appendix A](#).

Subsequent meetings were held with the architect in March to review the type of finishes to be specified for flooring, ceilings and wall finishes to be installed by work area. Careful consideration was taken during this meeting to ensure cost containment and maximize the useful life of the materials selected for the project. Following the conclusion of the meeting, the architectural team specified the materials to be included for the Contract Document phase. This phase produces a set of drawings that include all pertinent information required for the contractor to price and build the project. Two reviews were held at the 60% and 90% stage completion of these documents. The final review is scheduled to occur on April 30th.

In addition, a design review of the clinical space and lab was held on March 25th. This consultation with clinical managers and staff ensures the new clinic will suit the needs of the Dental Clinic, Immunization Clinic, Sexual Health Clinic, Tuberculosis Clinic and Quit Clinic. It also ensures that the new lab meets best practices for Infection Prevention and Control Standards.

Prequalification

Contractor Prequalification is an information gathering and assessment process that determines a contractor's capability, capacity, resources, management processes, and performance. Documents for the pre-Qualification of General Contractors and Sub-Trades were issued on March 14th are available in [Appendix B](#). Prequalification submissions were posted on public bidding sites Biddingo and Bids and Tenders. Contractors were also solicited for proposals directly. An addendum was issued on March 21st to clarify questions raised by bidders which is provided in [Appendix C](#). A total of 20 bids were received at close of the prequalification one week later. They were broken down as follows:

- 11 General Contractors
- 4 Mechanical Contractors
- 5 Electrical Contractors

A comprehensive review of all bids was completed on April 4th with our construction project management consultant and members of the OSL steering committee. The top three scoring General Contractors are recommended to be included in the tender submission. They include:

1. K&L Construction
2. Michael Clark Construction
3. Southside Group

These submissions scored well because of the experience of the staff assigned to the project, similar healthcare projects, infection control training and the references provided.

Evaluations were also completed of the Mechanical and Electrical Contractors. However, these bids did not meet the minimum 65-point threshold as required in the prequalification document due to insufficient information. As a result, there will not be any Mechanical or Electrical Contractors qualified. General Contractors will act as the Prime Contractor when the Tender is awarded and select the Mechanical or Electrical Contractors or their choice. Further information on the Tender schedule is listed in [Appendix A](#).

Elevator Update

During the October 18th Relocation Advisory Committee meeting, [Report No. 001-18RAC](#) was approved to extend the elevator to the basement at an approximate cost of \$100,000. The Middlesex-London Health Unit will cover the cost differential of \$32,755. This fee did not include any contingency costs in the event that underground springs are located but it is a significant decrease in costs that were previously estimated.

Contingency costs of approximately \$26,000 are estimated as a sump pump and sump pit will be required at the base of the elevator as the pit is below grade and water will need to be pumped out due to TSSA requirements.

Next Steps

MLHU staff will request Relocation Advisory Committee members to attend a tender review meeting on June 26th. Furthermore, a special Board of Health meeting is recommended on June 27th to approve the results.

The Relocation Advisory Committee will continue to be informed of expenditures related to the project and request approval for costing decisions which require Board of Health approval.

This report was prepared by Procurement and Operations, Healthy Organization Division.



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