

**REPORT NO. 7 of the
FAMILY AQUATICS AND LIBRARY COMPLEX
STEERING COMMITTEE**
of its meeting held
September 28, 2011

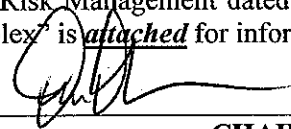
Present: Councillor Dilkens, Chair
Councillor Sleiman
Councillor Jones
Councillor Payne

Regrets: Councillor Fulvio Valentinis (via conference call)

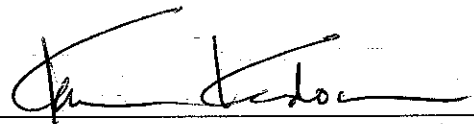
Your Committee submits the following recommendation:

Moved by Councillor Jones seconded by Councillor Sleiman,
That the report of the Manager of Purchasing and Risk Management dated September 28,
2011 entitled "RFP 77-11 Family Aquatic and Library Complex" **BE RECEIVED** for information.
Carried.

Clerk's Note: The report of the Manager of Purchasing and Risk Management dated September
28, 2011 entitled "RFP 7-11 Family Aquatic and Library Complex" is attached for information.



CHAIRPERSON



COMMITTEE COORDINATOR

NOTIFICATION		
Members of the Family Aquatics & Library Complex Steering Committee (including resource personnel)		

**THE CORPORATION OF THE CITY OF WINDSOR
CITY SOLICITOR- Legal Services Division**



MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

Author's Name: Shelby Askin Hager	Date Heard : 28 September 2011
Author's Phone: 519.255.6100 (6280)	Classification #:
Author's E-mail: shager@city.windsor.on.ca	

To: Members of the Steering Committee – Family Aquatic and Library Complex

Subject: RFP 77-11 Family Aquatic and Library Complex

1. RECOMMENDATION: City Wide: _____ Ward(s): _____

To Committee for information.

2. BACKGROUND:

On August 24, 2011, Council gave Administration further instructions in regard to the Family Aquatic and Library Complex (the "Facility") by Council Resolution M186/2011. Requirements of this resolution included:

"That Administration **BE DIRECTED** to engage Miller Thomson LLP to prepare a prequalification document in support of a design/build RFP for the Family Aquatic and Library Complex (the "Design/Build RFP") with the advice and assistance of Administration as required."

The prequalification was released on September 6, 2011 and closed on September 20. The prequalification contained specific mandatory requirements applicable to the lead architect and to the builder, as well as a number of criteria for grading.

As permitted by the Purchasing Bylaw, Administration also chose to conduct prequalifications for electrical and mechanical subtrades in recognition of the complexity and cost of the project underway. That prequalification closed on September 23.

Prequalification is an administrative process under the Purchasing Bylaw, however Administration is providing this report to the Committee for information.

3. DISCUSSION:

I. Design/Build Teams

The prequalification consisted of a significant amount of information to be submitted including key team members, mandatory requirements for both the builder and lead architect and additional evaluation criteria. The builder was required to have successfully managed a complex design/build project in excess of \$50 million dollars, while the lead architect was required to have been the prime consultant on a joint 50-metre pool and family aquatic centre similar in size and scope to the City's proposed facility. The application of this criteria ensured prior experience in the areas most crucial to the City's needs on this project.

Those teams satisfying the mandatory criteria were then evaluated against criteria set out in the prequalification document. An evaluation team assigned marks individually, and then met to achieve consensus on the overall score for each proponent. Those proponents exceeding the predetermined threshold of 70% were eligible to be prequalified for the design/build RFP. The prequalified proponents and their teams display depth, experience, creativity and a strong team of supporting consultants.

Based on the above, the following teams are eligible to bid on the design/build RFP (in alphabetical order):

- **Bondfield Construction Company**
Builder: Bondfield Construction Company
Architect: ZAS/Hassell Joint Venture – John Pauline
- **Ellis Don/DeAngelis Joint Venture**
Builder: Ellis Don/DeAngelis
Architect: Hughes Condon Marler Architects
- **McKay-Cocker Construction Inc.**
Builder: McKay-Cocker Construction Inc.
Architect: Moriyama & Teshima Architects/Vic Davies Architects Joint Venture
- **PCR Contractors Inc.**
Builder: PCR Contractors Inc.
Architect: Cannon Design Ltd.

II. Electrical and Mechanical Subcontractors

As with the design/build teams, the prequalification consisted of the submission of information, mandatory requirements for both electrical and mechanical contractors, and additional evaluation criteria. The mechanical contractor was required to have successfully managed a complex project valued in excess of \$3.5 million, while the electrical contractor was required to have successfully managed a complex project valued in excess of \$1 million. The requirements were established with the assistance and input of Smith and Andersen Consulting Engineering, the consultants engaged by the City to develop the electrical and mechanical portions of the OSR and address compliance in those areas throughout design and construction.

Those teams satisfying the mandatory criteria were then evaluated against criteria set out in the prequalification document. An evaluation team assigned marks individually, and then met to achieve consensus on the overall score for each proponent. Those proponents exceeding the predetermined threshold of 70% were eligible to be prequalified for the design/build RFP. The prequalified subcontractors demonstrate sufficient experience and skill to handle a project of the size and complexity of the facility.

Based on the above, the following are eligible to bid on the design/build RFP (in alphabetical order):

- Brenner Mechanical Inc.
- Culliton Brothers Ltd.
- Dordan Mechanical Inc.
- FM Sylvan Canada Ltd.
- Farhall Mechanical Contractors Ltd.
- Haller Mechanical Contractors Inc.
- Lekter Industrial Services Inc.
- Mid South Contractors ULC
- Pahomey-Schram Electrical Contractors Ltd.
- Rorison Industrial Electric Ltd.
- Rose City Electric Limited
- Southern Mechanical Contractors Ltd.
- Sprint Insight Inc.
- Tucker Electric Ltd.
- Vollmer and Associates Ltd.

These subcontractors will be specifically named in the design/build RFP as the only electrical and mechanical subtrades prequalified to participate in the construction of the facility.

4. FINANCIAL IMPLICATIONS:

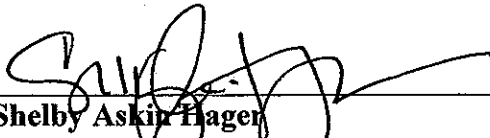
Not applicable to this report. A separate financial status report for the project will be provided.

5. CONSULTATIONS:

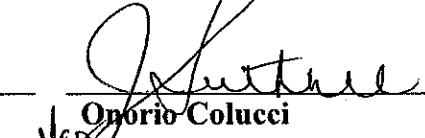
None.

6. CONCLUSION:

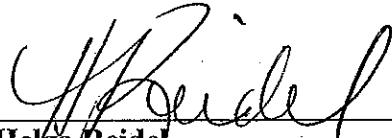
The foregoing teams and electrical and mechanical subtrades have been prequalified to participate in the upcoming design/build RFP for the Family Aquatic and Library Complex.



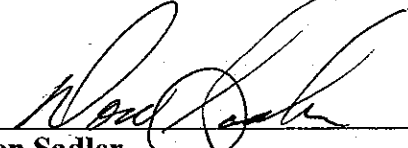
Shelby Askir Hager
Manager of Purchasing and Risk Management



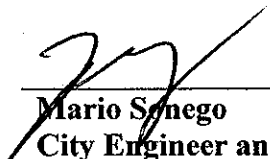
Onorio Colucci
Chief Financial Officer/City Treasurer and Corporate Leader Finance & Technology



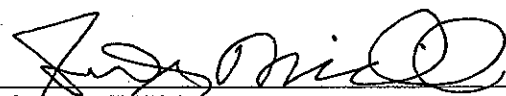
Helga Reidel
Chief Administrative Officer



Don Sadler
Executive Director - Parks & Facility Operations



Mario Sonogo
City Engineer and Corporate Leader Environmental Protection & Transportation



George Wilkki
City Solicitor & Corporate Leader Economic Development & Public Safety