



Council report

Meeting date:	January 18, 2022
Title:	West Grey Police Services Building Update.
Prepared by:	Karl Schipprack – Director of Development/CBO
Reviewed by:	Laura Johnston - CAO

Recommendation

That report West Grey Police Services Building Update be received for information.

Executive summary

This report provides an update on the West Grey police services building tender process.

Background and discussion

At the April 6, 2021 council meeting, council was provided with four costing options.

- Option #1 Design to meet minimum code and legislated requirements: \$8,650,000.
- Option #2 Design to meet architects' recommendations: \$8,852,241
- Option #3 Design to meet LEED certification: \$8,909,500 to \$9,515,000
- Option #4 Design to meet NetZero (and be eligible for FCM grant funding): \$10,250,000

Council selected option #2, the architects' recommendation of a LEED-intent building. This option allows the architects to design the building using the most cost-effective LEED standards and removes the costs of certification.

July 6, 2021 council was provided with the LEED intent documentation. This document provided design criteria for all stages of construction. The document includes guidelines for indoor and outdoor air quality, environmental quality, water and energy consumption, construction waste management, light pollution and many others. The architect has also created contract specification documents that will require the general contractor to document how all specifications are being met.

September 2021, Formworks Architects provided staff a standard contractor pre-qualification request for tender. This process allows contractors to provide standard information like, business information, staff CVs, safety policies and list of similar completed projects without



January 18, 2022 (2)

having to do the work required to provide a full costing. Deadline for this submission was October 21st, 2021. Seventeen companies submitted tenders. Formworks Architects reviewed and scored all documents. The top ten contractors have been notified that they will receive the complete drawing package for full costing in January.

In no particular order the successful contractors are Collaborative Structures Ltd, Melloul-Blamey Ltd., Devlan Construction Ltd., Aquicon Construction Co. Ltd., Corebuild Construction Ltd., M.J. Dixon Construction Ltd., Tambro Construction Ltd., Pre-Eng Contracting Ltd, S.G. Cunningham (Kitchener) Ltd., and Domm Construction Ltd.

The final tenders will include proposed construction schedules and complete costing. The Architects will review and score the final tenders and add these scores to the pre-qualification. They will provide a recommendation to staff for selection.

Legal and legislated requirements

None

Financial and resource implications

This project is included in the draft 2022 budget.

Consultation

Formworks Inc. Architects – Architect and Project Management

Attachments

None.

Next steps

Send construction documents out to contractors for final tender. Select contractor and start construction spring 2022.

Respectfully submitted:

Karl Schipprack, Director of Development/CBO