

<b>To:</b>	Warden Milne and Members of Grey County Council
<b>Committee Date:</b>	September 12, 2024
<b>Subject / Report No:</b>	PSR-CW-10-24
<b>Title:</b>	Tender Award Durham Paramedic Base
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<b>Reviewed by:</b>	Kim Wingrove, Mary Lou Spicer
<b>Lower Tier(s) Affected:</b>	

## Recommendation

1. That report PSR-CW-10-24 be received; and
2. That Domm Construction Ltd. be awarded RFP-PS-01-24 Design Build for the new Paramedic Services base in Durham at a cost of \$2,415,500 (excluding HST); and
3. That funding be provided as described in the 2024 Paramedic Services Capital budget and this report; and
4. That Council authorize staff to proceed with preparations of CCDC 14 – 2013 Design Build Stipulated Price Contract prior to formal Council approval as per Section 26.6 (b) of the Procedural By-Law.

## Executive Summary

A Design Build Request for Proposal (RFP) for the design and construction of the new Durham Paramedic Base was issued on July 10<sup>th</sup> and closed August 21<sup>st</sup>. Three proposals were evaluated against the pre-defined criteria and weighting as identified in the RFP. Domm Construction Ltd. was the highest scoring respondent with all the criteria considered which included the cost. It is recommended that Domm Construction be awarded the Design Build contract for the Durham Paramedic Base at a cost of \$2,415,500 (excluding HST) to be funded from the 2024 Paramedic Services Capital Budget.

## Background and Discussion

Following the completion of the Paramedic Services Comprehensive Deployment Review, staff investigated options for constructing a new paramedic base in the Town of Durham as recommended by the Deployment Review. The investigations determined that the ideal location for the new base would be located adjacent to the new West Grey Police Services building, off Chester Street and Grey Road 4. The County offered to purchase lands from the Municipality of

West Grey for the agreed upon amount of \$150,000 which West Grey has accepted. The road and servicing works that will service both the paramedic base and the police station lands will be completed this year by West Grey. The County has agreed to pay the proportionate share of the road and services that will front along the Paramedic Base lands which is estimated to be \$200,000.

## Summary of Evaluation Process

A design build RFP for a new base in Durham on the land previously purchased from West Grey was issued by the County on July 10, 2024. A mandatory bidders meeting was held on July 18, 2024. Five design build companies were represented at that meeting. The RFP closed on August 21, 2024 and submissions were received by the following companies, in order of submission time:

Allen-Hastings Limited
Ritestart Limited
Domm Construction Ltd.

Proposals were evaluated against a set of pre-defined criteria and weighting that was stated as part of the RFP.

	<b>Evaluation Criteria</b>	<b>Weight Factor</b>
1.	Qualifications and Expertise of Team	10
2.	Experience with projects of similar size and complexity.	20
3.	Approach to design concept including suggested materials.	10
4.	Approach to environmental considerations (energy and water conservation, waste management, embodied carbon, biodiversity)	10
5.	Approach to Timing Control and Schedule	10
6.	Approach to Cost Control	10
7.	Fees	30
	<b>Total</b>	<b>100</b>

Domm Construction Ltd. was identified by the evaluation team as the highest scoring respondent with all criteria considered.

## Financial and Resource Implications

The total budget for the new Durham Base including land, professional fees and construction costs is \$3,000,000. The project is to be funded from the Durham base reserve, land ambulance development charges and a debenture. The 2024 capital budget includes \$2.4 million for the construction portion of the project. The bid cost from Domm Construction to finalize the design and to construct the new Durham base is \$2,415,500 (excluding HST) or \$2,458,013 inclusive of nonrefundable HST. While the construction costs are \$58,000 over budget, professional fees

on this project are expected to be under budget, resulting in the total project costs being under the \$3,000,000 budget.

The following table shows the breakdown of the project costs as identified in the 2024 Paramedic Services Capital Budget and the expected cost breakdown (inclusive of HST).

<b>Budget Line</b>	<b>2024 Capital Budget</b>	<b>Expected Cost</b>	<b>Difference</b>
Construction Cost	\$2,400,000	\$2,458,013	(\$58,013)
Land Acquisition/Preparation	\$300,000	\$350,000	(\$50,000)
Professional Fees	\$300,000	\$125,000	\$175,000
<b>TOTAL</b>	<b>\$3,000,000</b>	<b>\$2,933,000</b>	<b>\$66,987</b>

## Relevant Consultation

- Internal: Finance
  - AODA Compliance (describe)
  - Contribution to Climate Change Action Plan Targets: Energy Efficient New Buildings in Going Green in Grey indicates that the County will build net-zero ready municipal offices and facilities by 2025. Through the energy efficiency designs that have been incorporated into the design specifications, it is hoped that the building will be close to being net zero ready as possible based on the current budget. Staff have applied for some FCM funding and if successful it will allow the building to be fully net zero (through the addition of solar panels added to the roof, etc.) while still ensuring that the overall project comes in under budget.
- External (list)

## Appendices and Attachments

None.