

## Council Report

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**Report Number:** PUR2022-004  
**Meeting Date:** February 22, 2022  
**Title:** PUR2022-004 2021-95-CQ Interior Building Renovations to 1699 Kirkfield Road (Kirkfield Medical Centre), Kirkfield  
**Author and Title:** Ashley Wykes, Buyer

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### Recommendation(s):

**That** Report PUR2022-004, **2021-95-CQ Interior Building Renovations to 1699 Kirkfield Road (Kirkfield Medical Centre), Kirkfield**, be received;

**That** Ecowall Systems Ltd., being the lowest compliant submission, be awarded 2021-95-CQ Interior Building Renovations to 1699 Kirkfield Road (Kirkfield Medical Centre), Kirkfield for the quotation amount of \$64,000 not including HST;

**That** the additional expenditure in the amount of \$21,229 be funded from the uncommitted portion of the Capital Contingency Reserve;

**That** subject to receipt of the required documents, the Director of Community Services be authorized to execute the agreement to award the contract; and

**That** the Procurement Division be authorized to issue a purchase order.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

The Kirkfield Medical Centre at 1699 Kirkfield Rd was vacated in 2019 when the former general medical practitioner left the area and the existing lease expired. It has remained vacant to this time. A capital project was approved in 2021 to support relocation of the Nurse Practitioner (VON) and Foot Care Clinic (Community Care) from 1027 Portage Rd to the vacated premises at 1699 Kirkfield Road. The project scope included an asbestos abatement at the facility due to vermiculite, containing Libby amphibole asbestos (completed in 2020), as well as ceiling replacements, flooring replacements, painting, lighting replacements, and barrier free upgrades including entry system and accessible washroom. The relocation will make it possible to reduce the City's building space footprint by the demolition of the existing Nurse Practitioner Facility. That demolition and elimination of associated operating costs will provide a life-cycle cost offset to reusing and improving the existing medical centre building. Both projects were developed from a review completed by the Portfolio Management Team in previous years.

The Procurement Division released request for quotation 2021-95-CQ Interior Building Renovations to 1699 Kirkfield Road, Kirkfield in accordance with the Purchasing Policy. The quotation closed on January 6, 2022 and was opened by Launa Macey, Supervisor of Procurement, with the following results:

<b>Company Name</b>	<b>Submitted Bid</b> (including Provisional Items)
Ecowall Systems Ltd.	\$78,450.00
Nirvana Interior Inc.	\$102,559.85
Direk Construction Inc.	\$104,300.00
Snyder Construction	\$116,690.00
MVW Construction & Engineering Inc.	\$119,962.00
Mega Group Construction Limited	\$127,000.00
W.S. Morgan Construction Limited	\$155,275.00
Etko Construction Inc.	\$371,000.00

For the purpose of awarding the contract, provisional items were removed from the award. Provisional items are items that can be removed if deemed unnecessary to progress with the project and for the project to remain within budget.

Quotations were checked for compliancy and mathematical errors. References were checked for Ecowall Systems Ltd. and found to be favourable.

### **Rationale:**

The scope of work for this project is necessary to: remediate the space after asbestos abatement, as well as to update/improve worn building elements. It is also necessary to provide a spatial solution that meets current medical facility requirements. Abatement work was completed in 2020 and the rest of the repairs and upgrades were developed in consultation with the VON Nurse Practitioner and Community Care Foot Clinic, and by making reference to provincial standards. Particular attention has been put on being compliant with the Infection Prevention and Control for Clinical Office Practice put out by Public Health Ontario. These have altogether contributed to part of the increased scope of work and cost.

Increased construction costs / volatility have also been important. The construction industry has been encountering large cost implications associated with supply and demand issues globally as well as project uncertainty in relation to schedule as a result of the COVID-19 Pandemic. This is playing a large factor on the bid price submissions for this project.

### **Other Alternatives Considered:**

No other alternative is being considered as a fair, open and transparent process was conducted in accordance with the City's Purchasing Policy.

### **Alignment to Strategic Priorities**

This project aligns with the strategic priorities of "An Exceptional Quality of Life" and "Good Government." Renovating the medical center building opens it up to services residents were unable to access prior to the renovation. It also helps improve the City's asset and the longevity of life for the building.

### **Financial/Operation Impacts:**

Funds for project 2021-95-CQ Interior Building Renovations at 1699 Kirkfield Road (Kirkfield Medical Centre), Kirkfield were approved through the 2021 capital budget. The \$21,229 overage will be funded from the Capital Contingency Reserve.

Project Number	Project Budget	Other Committed Funds *see below	Project Balance	Purchase Amount (excl. HST)	10% Contingency	HST Payable	Total Amount	Project Balance
953210103	\$75,500	\$25,090	\$50,410	\$64,000	\$6,400	\$1,239	\$71,639	(\$21,229)

\*Other committed funds include design services, staff wages and construction soft costs.

Upon completion of the work, any remaining surplus or deficit will be dealt with through a capital close report presented to Council by the Treasury Department in accordance with the Capital Close Policy.

### **Consultations:**

Supervisor, Capital Projects Delivery  
 Facility Project Delivery Coordinator  
 Treasurer

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**Department Head:** Craig Shanks

**Department File:** 2021-95-CQ