



## City of North Bay Report to Council

Report No: CAO-2024-004

Date: April 23, 2024

Originator: John Severino

Business Unit:

Department:

Corporate Services

Office of the CAO

Subject: 2024-07 RFP North Bay Community and Recreation Center  
Progressive Design Build

Closed Session: yes  no

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### Recommendation

That Council approves the award of a contract to EllisDon Corporation in the amount of \$2,599,000 (plus HST) for the provision of Project Development Services for the Progressive Design Build of the North Bay Community and Recreation Centre.

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### Background

At a Special Council Meeting on December 20, 2023 Council passed Resolution 2023-468(a) and (b) as follows:

- (a) "That Council:  
Direct staff to develop and issue a Progressive Design Build Request for Proposals to be issued early in the first quarter (Q1) of 2024 for substantial construction completion of the Project in 2025 and meets the CaGBC Design Standard v2 requirements of the GICB funding contribution agreement; and

Direct staff to prepare budget target options for Council consideration early in 2024 to establish the budget target that will be part of the RFP to be issued to market in early Q1 2024 that ensures broad industry interest and participation.

- (b) as per the original barrier free design to be issued V2 and/or V3 requirements."

The North Bay Community and Recreation Centre project (“Project”) is a Greenfield arena project that will be located adjacent to, and integrated into, the existing Omischl Sports Field Complex opened in 2011, at 1099 Lakeshore Drive in North Bay, Ontario. The City intends to enter into a Progressive Design Build contract using a Canadian Construction Documents Contract (CCDC-14 2013) with Supplementary Conditions. The value of work required has a target project budget of \$59,500,000.00 (excluding HST). The City intends to use a Progressive Design-Build approach where Project Development Services are engaged to work towards an Owner’s Statement of Requirements (OSR) and associated Guaranteed Maximum Price (GMP) or stipulated Contract Price. If the OSR and GMP or Contract Price are accepted by the City, a Change Order will be executed for commencement of final design and construction work.

The Project will include the minimal functional programming as attached as Appendix A to Report to Council CAO 2023-001 dated September 8, 2023 from John Severino. The Project will be designed to meet the Canadian Green Building Council (CaGBC) Zero Carbon Building (ZCB) – Design Standard (version 2 or 3) as required by the Green and Inclusive Community Building Fund’s Contribution Agreement.

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### **Financial/Legal Implications**

A formal bid request, which closed March 28, 2024, was administered by the Purchasing Department and was publicly advertised in accordance with the City’s Purchasing By-Law 2013-200. Seven (7) proposals were evaluated by the Chief Financial Officer / Treasurer and Colliers as non-scoring procurement oversight and scoring members included the Manager – Special Projects, Interim City Engineer, Chief Administrative Officer and Manager of Sports and Events. The evaluation considered experience, qualifications in design services and construction management.

The results are as follows:

| <b>Ranking</b> | <b>Company</b>              | <b>Overall Score</b> |
|----------------|-----------------------------|----------------------|
| 1              | EllisDon Corporation        | 102.12               |
| 2              | Bird Construction Group     | 101.29               |
| 3              | Ball Construction Ltd.      | 94                   |
| 4              | M. Sullivan & Son Ltd.      | 71.38                |
| 5              | Percon Construction Inc     | 57.7                 |
| 6              | Corebuild Construction Ltd. | 56.53                |
| 7              | Atlas Constructors Inc.     | 50.79                |

The proposal from EllisDon Corporation scored highest and provides the best overall value to the City. Their bid is considered fair and reasonable.

Capital Project No. 4510RF Community and Recreation Centre has sufficient

funding. The funding plan within the 2024 General Capital Budget and Capital Forecast for 2025-2033 for the North Bay Community and Recreation Centre is as follows:

|   |                          |
|---|--------------------------|
| GICB Program Funding                                      | 25,778,016               |
| Special Debt  | 14,733,945               |
| Canadian Community Building Fund (former Federal Gas Tax) | 9,420,792                |
| Reserve - Completed Projects                              | 3,050,000                |
| Capital Levy/Paygo Funding                                | 2,942,351                |
| Reserve - Special Dividends                               | 2,074,896                |
| Municipal Accommodation Tax                               | 1,000,000                |
| Reserve - Casino Funding                                  | <u>1,000,000</u>         |
| <b>Total Funding</b>                                      | <b><u>60,000,000</u></b> |

As the Project progresses, Council will be briefed at key milestones (i.e. 30% and 60% design) to ensure that project’s target budget, schedule, and functional program meet the objectives set out by Council. In addition, the Council will be updated for approval for the City to execute a Change Order for commencement of final design and construction work.

For additional information see Reports to Council CAO 2023-001 dated September 8, 2023 and CAO 2023-004 dated December 18, 2023.

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### **Corporate Strategic Plan**

- Natural North and Near
- Affordable Balanced Growth
- Responsible and Responsive Government
- Economic Prosperity
- Spirited Safe Community

### **Specific Objectives**

- Invest in technology and work practices to reduce the City’s energy consumption
- Protect, promote and enhance the environment in all aspects of the City’s operations and plans
- Foster the creation of a community with a positive environment that instills pride and confidence and supports a resilient diversified and inclusive economy
- Build on existing sports community to drive sport-tourism

- Ensure an equitable distribution of resources across City neighbourhoods and include residents of all ages
- Develop and provide recreational community centre services geared to meeting the broad spectrum of needs in the community
- Ensure the efficient and effective operations of the city, with particular consideration to the impact of decisions on the property tax base
- Maximize funding opportunities with other governments

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## **Options Analysis**

Option 1: That Council approves the award of a contract to EllisDon Corporation in the amount of \$2,599,000 (plus HST) for the provision of Project Development Services for the Progressive Design Build of the North Bay Community and Recreation Centre.

Option 2: Do not award a contract. This option is not recommended because issuing a RFP for the North Bay Community and Recreation Centre Progressive Design Build was directed by Council Resolution No. 2023-468(a) and (b).

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## **Recommended Option**

That Council approves the award of a contract to EllisDon Corporation in the amount of \$2,599,000 (plus HST) for the provision of Project Development Services for the Progressive Design Build of the North Bay Community and Recreation Centre.

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Respectfully submitted,

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

## **I concur with this report and recommendation**

Name: David Jackowski, P.Eng.

Title: Manager, Special Projects

Name: Alan Korell, P.Eng.

Title: Interim City Engineer

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Personnel designated for continuance:

Title: Interim Purchasing Manager