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<b>TO:</b>	<b>CHAIR AND MEMBERS COMMUNITY &amp; PROTECTIVE SERVICES COMMITTEE MEETING ON WEDNESDAY, JUNE 16, 2015.</b>
<b>FROM:</b>	<b>WILLIAM C. COXHEAD MANAGING DIRECTOR, PARKS &amp; RECREATION &amp; LYNNE LIVINGSTONE MANAGING DIRECTOR, NEIGHBOURHOOD, CHILDREN AND FIRE SERVICES</b>
<b>SUBJECT:</b>	<b>CONSTRUCTION MANAGER/GENERAL CONTRACTOR FOR THE SOUTHWEST COMMUNITY CENTRE, YMCA AND LIBRARY RFP No. 15-28 PROJECT # RC2755</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Parks & Recreation and the Managing Director, Neighbourhood, Children and Fire Services the following actions be taken with respect to the Proposal for a Construction Manager/General Contractor for the Southwest Community Centre, YMCA and Library (RFP No. 15-28):

- (a) the proposal submitted by Aquicon Construction Co. Ltd., 131 Delta Park Blvd., Brampton, Ontario, L6T 5M8 in the amount of \$1,339,500.00 excluding HST for Construction Manager/General Contractor (CM/GC) Services for the construction of the Southwest Community Centre, YMCA and Library **BE ACCEPTED**; it being noted that this project will have a two-phase award process to Aquicon Construction Co. Ltd., with Phase 1 being the award of the CM/GC Services Agreement and Phase 2 being the future award of the construction contract to Aquicon Construction Co. Ltd., for the construction of the Southwest Community Centre, YMCA and Library, subject to successful completion of Phase 1;
- (b) the financing for Construction Manager/General Contractor Services portion of this project **BE APPROVED** as set out in the Sources of Financing Report attached as Appendix "A"; and
- (c) the attached proposed by-law (Appendix "B") **BE INTRODUCED** at the Municipal Council meeting to be held on June 25, 2015 to:
  - (i) approve the Agreement between The Corporation of the City of London and Aquicon Construction Co. Ltd. for the provision of Construction Manager/General Contractor Services for the construction of the Southwest Community Centre at an upset limit of \$1,339,500.00, excluding HST; and
  - (ii) authorize the Mayor and the City Clerk to execute the Agreement forming Schedule "A" to the by-law appended hereto as Appendix "B".

<b>PERTINENT REPORTS RELATED TO THIS MATTER</b>
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- CPSC February 18, 2015 Architect to act as Prime Consultant for the Southwest Multi-purpose Recreation Centre
- CPSC July 21, 2014 Potential Partners in the Southwest Multipurpose Recreation Facility
- PEC Sept. 23, 2014 Application by Realty Services, City of London Part of 3080 Bostwick Road and 491 and 499 Southdale Road West Public Participation Meeting
- CPSC Parks and Recreation Strategic Master Plan Update (November 2009)

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<b>BACKGROUND</b>
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**PURPOSE:**

This report is submitted to seek approval to enter into a formal contract with Aquicon Construction Co. Ltd., for Construction Manager/General Contractor Services for the Construction of the Southwest Community Centre, YMCA and Library located on Southdale Road West; to provide Council with an understanding of the Construction Management process and to advise that this is to be a two-phase award process to Aquicon Construction Co. Ltd. with the 1st phase being the award of the Construction Manager/General Contractor services agreement and the 2nd phase being the future award of the construction contract to Aquicon Construction Co. Ltd. in 2016 subject to successful completion of Phase 1.

**CONTEXT:**

A Request for Proposal No. 15-28 was issued April 23, 2015. Responses from 9 firms were received May 15, 2015 and were reviewed and evaluated by staff from Facilities Design & Construction, Parks and Recreation, Neighbourhood, Children and Fire Services, Purchasing & Supply, YMCA of Western Ontario and the London Public Library against the following evaluation criteria:

- Previous experience on similar projects,
- Capability of team members,
- Fee,
- Submission content,
- Previous Leadership in Energy and Environmental Design (LEED) experience,
- Evidence of budget and schedule control,
- Clear outline of services to be completed,
- Information contained within the Contractors Qualification Statement, Canadian Construction Document Committee, Document 11 (CCDC-11),
- Work to be completed by others; and
- Detailed summary of site overhead expenses and general contractor fees.

The proposal submitted by Aquicon Construction Co. Ltd. was deemed to provide the best technical and financial value to the Corporation and it is recommended that they be awarded a contract for the work.

Based on the current timelines, construction is scheduled to commence in the Spring of 2016 with completion planned for Fall 2018.

**MODIFIED CONSTRUCTION CONTRACT:**

In this modified Construction Management process the General Contractor Aquicon Construction Co. Ltd. is retained in the design phase of the project to act as Construction Manager to provide scheduling, cost estimating, and value engineering services as part of the Project Team. When construction commences the Construction Manager takes on the duties of Constructor and General Contractor.

As a cost control measure the construction contract will be a Guaranteed Maximum Price contract meaning that the construction costs will not exceed the Guaranteed Maximum Price. If the results of sub-trade tendering in total are greater than the Guaranteed Maximum Price then the Aquicon Construction Co. Ltd., the City and Consultant will enter into a value engineering exercise to reduce costs to meet the Guaranteed Maximum Price.

This process was successfully used in the Redevelopment of Storybook Gardens in 2002, North London Optimist Community Centre Project in 2006, Stoney Creek Community Centre, YMCA and Library in 2010 and currently being used for the Renovations to the Normal School.

**CONCLUSION:**

Aquicon Construction Co. Ltd. received the highest score from the Selection Team and met all the requirements of the Request for Proposal.

The construction management process noted presents the best approach for this project and will enable the project to be completed within budget and within an efficient time frame.

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**FINANCIAL IMPLICATIONS:**

There are no additional operating costs associated with the award of this contract.

**ACKNOWLEDGEMENTS:**

This report was prepared by John Devito, Facilities Design & Construction & Donna Baxter, Neighbourhood, Children and Fire Services.

<b>SUBMITTED BY:</b>	<b>CONCURRED BY:</b>
<b>TIM WELLHAUSER DIVISION MANAGER, FACILITIES</b>	<b>ANNA LISA BARBON DIRECTOR, FINANCIAL SERVICES</b>
<b>RECOMMENDED BY:</b>	<b>RECOMMENDED BY:</b>
<b>LYNNE LIVINGSTONE MANAGING DIRECTOR, NEIGHBOURHOOD, CHILDREN AND FIRE SERVICES</b>	<b>WILLIAM C. COXHEAD MANAGING DIRECTOR, PARKS &amp; RECREATION</b>

Attach: Appendix "A" – Sources of Financing  
 Appendix "B" – By-Law for Construction Manager/General Contractor

cc: Donna Baxter, Neighbourhood, Children and Fire Services  
 Tony Kyle, Neighbourhood, Children and Fire Services  
 Susanna Hubbard Krimmer, London Public Library  
 Shaun Elliott, YMCA of Western Ontario  
 John Devito, Facilities Design & Construction  
 John Freeman, Purchasing & Supply