

<b>TO:</b>	<b>CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE MEETING ON MONDAY, AUGUST 15, 2011</b>
<b>FROM:</b>	<b>TOM JOHNSON MANAGING DIRECTOR - CORPORATE ASSETS &amp; JOHN W. KOBARDA, FIRE CHIEF</b>
<b>SUBJECT:</b>	<b>ARCHITECT TO ACT AS PRIME CONSULTANT FOR THE NEW No. 7 FIRE STATION REQUEST FOR PROPOSAL No. 11-002 PROJECT #PP1089</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director – Corporate Assets and the Fire Chief;

- (a) The proposal submitted by Cornerstone Architecture, 110-700 Richmond Street, London, Ontario N6A 5C7 to act as Prime Consultant for New No. 7 Fire Station for a fee of \$133,500 including a disbursements allowance of \$5,000 and excluding HST **BE ACCEPTED**; it being pointed out that the proposal submitted by Cornerstone Architecture was deemed to provide the best technical and financial value to the Corporation, meets the City's requirements in all areas and acceptance is in accordance with Section 15.2 of the Procurement of Goods and Services Policy;
- (b) The financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached as Appendix "A";
- (c) The Civic Administration **BE AUTHORIZED** to undertake all administrative acts which are necessary in connection with the project; and
- (d) The approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the contractor for the work.

<b>PERTINENT REPORTS RELATED TO THIS MATTER</b>
---

- Mayor and Council – February 25, 2009, Station 14 Update
- Board of Control Report, - June 3, 2009, Fire Master Plan.

<b>BACKGROUND</b>
-------------------

**PURPOSE:**

This report is submitted to seek Council approval to enter into a formal contract with Cornerstone Architecture for consultant services associated with the construction of a new No. 7 Fire Station.

**CONTEXT:**

The scope of work includes oversight of the demolition of an existing structure, as well as the design and construction of a new two (2) bay drive-through fire station that will replace the existing No. 7 Fire Station located at 1192 Highbury Avenue.

The design of the new station will be based on the following principles:

1. Residential construction techniques shall be used to create a fiscally responsible station design;
2. In order to provide flexibility should it become necessary to relocate the station in the future based on changing operational needs, the building will be so designed to permit conversion to other uses such as professional services, commercial or retail space;
3. Keeping in line with a Master Fire Plan recommendation to reduce costs through the development of a standardized station design, it is the Department's vision to replicate the Station 14 design, adding a second bay for an aerial platform truck, as well as the accommodation for the staff assigned to that fire apparatus;
4. Within the capital budget and the design principles, incorporate the City of London's Urban Design Guidelines;
5. Incorporate within the design, where applicable, accessibility for individuals with disabilities through the City's Facility Accessibility Design Standards (FADS), including Accessibility for Ontarians with Disabilities Act (AODA) standards; as well as
6. Energy efficient design based on LEED principles.

Based on the current timelines, the station design team anticipates that the construction of the new No. 7 Fire Station will commence in the spring of 2012 with the opening of the new replacement facility planned for the end of 2012.

#### **DISCUSSION:**

Request for Proposal (RFP) #11-002 was issued July 14, 2011, with the responses received July 28, 2011 being evaluated by Facilities Design & Construction staff and Fire Department staff against the following technical criteria:

- Experience of the project design team with comparable projects
- Technical understanding regarding the construction of Fire Stations;
- Ability to meet time lines and budgets based on similar past projects;
- Confirmation that the project time lines can be met; and
- Fee proposal

Evaluators focused on a Proponent's ability to meet the technical criteria before considering the fee portion of the responses. The fee portion of responses that achieved the highest point scores for technical abilities were measured against the mean of all costs submitted.

A fee proposal within 10% of the mean was deemed to be acceptable and when combined with the technical abilities of the Proponent, offered the best overall value to the Corporation.


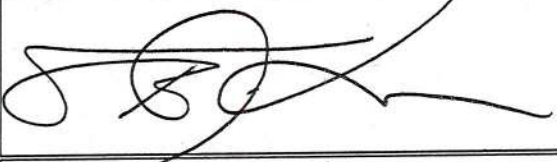
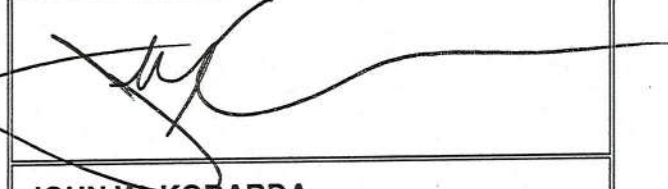
The proposal submitted by Cornerstone Architecture was deemed to provide the best technical and financial value to the Corporation and it is recommended that they be awarded a contract for the work in accordance with Section 15.2 of the Procurement of Goods and Services Policy.

#### **FINANCIAL IMPLICATIONS:**

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

#### **ACKNOWLEDGEMENTS:**

This report was prepared by John Kobarda, Fire Chief and Tim Wellhauser, Facilities Design & Construction.

<b>SUBMITTED BY:</b>	<b>RECOMMENDED BY:</b>
	
<b>BILL CAMPBELL DIVISION MANAGER FACILITIES</b>	<b>TOM JOHNSON MANAGING DIRECTOR – CORPORATE ASSETS</b>
<b>RECOMMENDED BY:</b>	
	
<b>JOHN W. KOBARDA FIRE CHIEF</b>	

Attach: Appendix "A" – Sources of Financing

cc: Ross Fair, Executive Director, Community Services  
 Gwen Francis, Manager of Planning and Finance, Fire Department  
 Tim Wellhauser, Manager, Facilities Design & Construction

Chair and Members  
Built and Natural Environment Committee

August 5, 2011  
(Appoint Prime Consultant)

**RE: Appoint Architect to Act as Prime Consultant for the New No. 7 Fire Station  
Capital Project PP1089 - Relocate Fire Station #7  
Cornerstone Architecture - \$133,500.00 (excluding H.S.T.)**

**FINANCE DEPARTMENT REPORT ON THE SOURCES OF FINANCING:**

Finance Department confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director - Corporate Assets and the Fire Chief, the detailed source of financing for this project is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Committed to Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
Engineering	\$200,000	\$0	\$135,850	\$64,150
Land Purchase	500,000	451,099		48,901
Construction	1,600,000			1,600,000
City Related Expenses	75,000			75,000
<b>NET ESTIMATED EXPENDITURES</b>	<b>\$2,375,000</b>	<b>\$451,099</b>	<b>\$135,850</b> 1)	<b>\$1,788,051</b>

**SOURCE OF FINANCING:**

Debenture Quota	\$2,375,000	\$451,099	\$135,850	\$1,788,051
<b>TOTAL FINANCING</b>	<b>\$2,375,000</b>	<b>\$451,099</b>	<b>\$135,850</b>	<b>\$1,788,051</b>

1) **FINANCIAL NOTE:**

Contract Price	\$133,500
Add: HST @13%	17,355
Total Contract Price Including Taxes	150,855
Less: HST Rebate	15,005
Net Contract Price	<u>\$135,850</u>

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

EH

  
Alan Dunbar

Manager of Financial Planning & Policy