

Report to / Rapport au:

**OTTAWA POLICE SERVICES BOARD
LA COMMISSION DE SERVICES POLICIERS D'OTTAWA**

24 July 2023 / 24 juillet 2023

Submitted by / Soumis par:

Chief of Police, Ottawa Police Service / Chef de police, Service de police d'Ottawa

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**SUBJECT: SOUTH FACILITY PROJECT - ROAD WORK MODIFICATION
CONSTRUCTION CONTRACT AWARD**

**OBJET: PROJET D'INSTALLATION SUD – ATTRIBUTION DU CONTRAT DE
CONSTRUCTION POUR LA MODIFICATION DES TRAVAUX
ROUTIERS**

REPORT RECOMMENDATIONS

That the Ottawa Police Services Board approve the award of a construction contract in the amount of \$1,110,900 (including construction contingency; net of HST) to Contractor Goldie Mohr for road modifications required at 3505 Prince of Wales Drive as part of the South Facility project.

RECOMMANDATIONS DU RAPPORT

Que la Commission de services policiers d'Ottawa approuve l'attribution d'un contrat de travaux publics d'un montant de 1 110 900\$ (imprévu de construction compris; TVH en sus) à l'entrepreneur Goldie Mohr, pour des modifications routières requises au 3505, promenade Prince-de-Galles dans le cadre du projet d'installation Sud.

BACKGROUND

The South facility is the foundational project in the Ottawa Police Service's (OPS) Facilities Strategic Plan (FSP). Located at 3505 Prince of Wales Drive, the South

Facility Project (SFP) will develop approximately half, or 8 acres, of the full 15-acre site. The new South facility is critical to support necessary and evolving operations of the OPS.

2018

Design of the South facility began with the award of contracts to the Prime Architects – joint venture with Moriyama Tashima and CS&P Architects – and Project Management support from Colliers Project Leaders.

2020

The design was completed in late summer to support the initial construction tender release of Phase A in December 2020.

2021

In April 2021, the Ottawa Police Services Board (Board) supported the OPS' recommendation to pause and reassess the SFP. The direction at the time also included cancelling the initial construction tender of Phase A, due to impacts to the construction industry borne from the ongoing COVID 19 pandemic. At that time, the Board also supported keeping the design project teams engaged to advance the design of Phase B.1, leveraging existing contracts already in place.

2022

Design of Phase B.1 was completed in February 2022, creating a shelf-ready single tender package that encompassed both Phases (A and B.1). The OPS was also directed to engage in discussions with various City services to explore synergies and gauge interest in partnering and co-locating within the same facility. Simultaneously, and while the project remained paused, the OPS pursued a refresh to the FSP.

2023

In January 2023, the Board approved the FSP Refresh, providing approval to the OPS to execute projects as sequenced in the plan, including the restart of the SFP. As part of the restart, the OPS worked to update consultant contracts, which were presented to the board in April.

With the approval of the FSP, the OPS immediately began to package and advance work in a way that took advantage of favourable weather conditions. This was possible given the 'shelf-ready' status of the design.

DISCUSSION

With the restart of the FSP earlier this year, the project team determined ways to advance the project delivery. Reviewing the anticipated timing of the construction start, it became apparent that a portion of the construction could be advanced that would take advantage of favourable summer weather. As such, development began on the preparation of a road modification construction package that could be tendered separately and in advance of the balance of construction.

The Road Modification Application (RMA) construction will apply road and median adjustments along Prince of Wales Drive aligned to the future-state traffic patterns once the facility is constructed and in use. Work associated with connecting to the City's existing utilities and services infrastructure and bringing these across Prince of Wales Drive to the future site is also being coordinated at the same time as the RMA work.

The OPS project team prepared and released the RMA package to the market on May 23, 2023. There was high interest from the construction and road works industry with various inquiries coming forward during the initial three-week tender period. Questions submitted nearing the end of the tender period necessitated a need to extend the tender bidding period by another two weeks (June 26, 2023). Five contractors submitted a bid for consideration. The lowest bidder meeting all necessary procurement criteria is Goldie Mohr.

The bid value provided by Goldie Mohr was \$966,000. The bid was reviewed by the project's subject matter experts against the estimate of \$1.35M and determined to be fair and reasonable. To protect against unknown conditions that may arise during construction, the OPS has applied a 15 percent contingency (\$144,900) to arrive at a total contract value of \$1,110,900 (excluding HST).

The preparation and release of the RMA tender package was executed simultaneously as the project team forged ahead on other critical project activities such as the General Contractor pre-qualifications process and preparing the tender release for the balance of construction.

CONSULTATION

Consultations with the public were not required to complete the RMA tender process, however, activities noted below have been completed as part of the re-start of the South facility project and in preparation for the RMA tender.

City Councillor

In May 2023, the Chief Administrative Officer (CAO) and the OPS project team met with Councillor Wilson Lo (Ward 24, Barrhaven East) for introductions and to provide a comprehensive overview of the SFP, commenting on historical background, status, and upcoming activities, including the release of the RMA tender. Discussions with Councillor Lo will be ongoing as the project progresses.

Carleton Lodge – 55 Lodge Road

In May 2023, the OPS project team re-engaged with City Carleton Lodge staff to provide an update on the progress of the project including the upcoming road modifications on Prince of Wales Drive and the impacts it may have on their operations and parking. Carleton Lodge did not express concerns with the project or anticipated work. The OPS will be maintaining an open line of communication with the administrator of Carleton Lodge and the Director of Long-Term Care as the SFP progresses.

City Procurement

The OPS worked with a dedicated City Procurement officer to prepare and release the RMA tender in May 2023. City Procurement provided process oversight from tender documentation, release, through to identifying the winning bidder.

City Road Rehabilitation

The OPS coordinated with the City on road rehabilitation as there is adjacent road modification work occurring along Prince of Wales Drive and Lodge Road concurrently. The coordination ensures there are no conflicts or duplications of effort when implementing the respective scopes of work. Coordination will continue throughout road modification implementation.

Project Consultants

The OPS leveraged the project costing experts, the Prime Architects and Project Management services to provide a current market financial analysis based on active projects that are underway in the city as well as those about to tender, prior to releasing the road modification tender. The OPS will continue to leverage these consultants for costing discussions in preparation for releasing the main construction tender.

FINANCIAL IMPLICATIONS

Road Modifications Application

Funding exists within Capital Order #903447 – South Facility to support the award of the RMA construction contract.

FINANCIAL STATEMENT

Project Budget	\$172,000,000	South Facility 903447
Budget Re-assigned	\$ 7,046,192	Queensview 908707
Less: Spent/Committed	\$ 15,565,104	
Sub-Total	\$163,481,088	
Less: This Request(*)	\$ 1,130,451	
Available	\$162,350,637	

(*) Includes rebated HST

The OPS project team reviewed the bid from contractor Goldie Mohr and compared it against estimates prepared by the costing expert in early May that anticipated a bid valued at \$1.35M, including contingency.

There continues to be some fluctuations in the market and the period during which the estimate was prepared could account for the contractors bid presenting a lower value than the estimate. Other influencers that may account for a lower bid price include the competitive nature of construction where contractors are eager to obtain work.

CONCLUSION

The OPS immediately began the re-start and execution of the SFP upon the Board's approval of the FSP Refresh in January 2023.

With all design work completed for Phase A and B.1, the OPS was well positioned to immediately prepare tender documentation in anticipation of awarding a contract later in the year. As part of re-starting the project, the OPS project team identified an opportunity to advance construction work through a minor tender package focused on road work modification. The RMA tender was released in May and closed June 26, with a tender bid value of \$966,000.

This report seeks the Board's approval to award the construction contract to Goldie Mohr for the South project road work modifications at 3505 Prince of Wales Drive.