

---

**Subject:** 2018-RFP-33 - Architectural Services for Two Long Term Care Homes in St. Catharines and Fort Erie

**Report to:** Corporate Services Committee

**Report date:** Wednesday, July 14, 2021

---

## **Recommendations**

1. That Contract Administration Services identified in “2018-RFP-33 Architectural Services for Two Long Term Care (LTC) Homes in City of St. Catharines and Town of Fort Erie” **BE AWARDED** to MMMC Inc., in the amount \$1,829,206.43 (including 13% HST); and
2. That the Regional Chair and the Regional Clerk **BE AUTHORIZED** to execute an amending agreement between Niagara Region and MMMC Inc. as proposed in Recommendation 1 above.

## **Key Facts**

- The purpose of this report is to seek Council approval to award phase three, contract administration services, to MMMC Inc. for the construction of Linhaven and Gilmore Lodge long term care homes.
- Council approved a total project budget of \$102 million for the Linhaven Long Term Care Home Redevelopment, St. Catharines and \$73 million for Gilmore Lodge Long Term Care Home Redevelopment, Fort Erie, as part of the 2020 Capital Budget.
- MMMC Inc. was the successful proponent for all three phases of a competitive procurement for design services “2018-RFP-33 - Architectural Services for Two Long Term Care (LTC) Homes in City of St. Catharines and Town of Fort Erie Request for Proposal”.
- MMMC Inc. have previously been awarded phase one – Master Planning & Schematic Design and phase two – Detailed Design & Contract Documents services.
- Award of phase three will result in a total contract value in excess of \$5 million dollars, and in accordance with the procurement execution By-law No. 02-2016, as amended, requires Council approval.

## **Financial Considerations**

Through the competitive Request for Proposal procurement, 2018-RFP-33 Architectural Services for Two Long Term Care (LTC) Homes in City of St. Catharines and Town of Fort Erie, MMMC Inc. was selected as the preferred proponent to carry out planning, design and contract administration services for the Linhaven and Gilmore Lodge LTC home redevelopments. The total fee submitted by MMMC Inc. to carry out the services contemplated under the scope of the RFP was \$5,585,230 plus HST and was broken out into three phases. Phase one, valued at \$1,409,844 plus HST, included master planning of the two sites and preliminary schematic design. Phase two included detailed design services and development of contract documents, and was valued at 2,647,806 plus HST. Phase three, valued at \$1,527,580 plus HST, was for the provision of contract administration services during construction.

The RFP was structured to provide the Region with flexibility in awarding the various phases of work. Award of phase one services were guaranteed with the award of subsequent phases contingent on approval of deliverables from phase one, capital funding approvals and successful performance by the proponent of their previous work. The evaluation of proposals considered all phases of work in determining the top ranked proponent, ensuring the award of phase one and all subsequent phases were based on a competitive evaluation process.

On October 5, 2018, MMMC Inc. was awarded phase one services and entered into an agreement with the Region on November 16, 2018, with an initial value of \$1,409,844 plus HST. Following successful completion of the initial work by MMMC Inc., an amending agreement was executed for phase two services on May 1, 2020. The combined value of the work for the first two phases was \$4,174,708 plus HST. The amended agreement included the fees identified in the RFP, \$31,458 in additional services required during phase one and \$85,600 in additional fees pertaining to the demolition of the existing Linhaven facility.

The Linhaven construction tender was awarded in June 2021, with the Gilmore Lodge award anticipated for September 2021. With the project entering the construction stage, phase three of the consultant agreement, for contract administration services during construction, needs to be awarded for MMMC Inc. to carry on with their work. The value of this phase is \$1,618,767 plus HST and includes \$24,334 in additional services required during phase two, \$41,853 for WELL consulting services and a contingency allowance of \$25,000 for any unforeseen services required during construction. With the inclusion of phase three services, the total value of the agreement will be \$5,793,475

plus HST, and in accordance with the procurement execution By-law No. 02-2016, as amended, requires Council approval for awards over \$5 million.

## **Analysis**

A Request for Proposal (RFP) for architectural services “2018-RFP-33 Architectural Services for Two Long Term Care (LTC) Homes in City of St. Catharines and Town of Fort Erie” was issued through Procurement Services on July 13, 2018. The RFP closed on August 23, 2018 with the Region receiving a total of seven (7) submissions from the following consultants:

1. MMMC Inc.
2. HDR Architecture Associates Inc.
3. Salter Pilon Architecture Inc.
4. IBI Group
5. Montgomery Sisam Architects Inc.
6. Diamond Schmitt Architects
7. Architects+ Research + Knowledge (ARK) Inc.

A five-member evaluation committee, with representation from Construction Energy & Facilities Management and Seniors Services reviewed the RFP submissions. Proposals were evaluated according to the staged evaluation process outlined in the RFP and all aspects of the evaluation process were overseen by a representative from Procurement Services. At the conclusion of the technical evaluations three proponents, MMMC Inc., HDR Architecture and ARK Inc., met the required benchmark score and were invited to the interview/presentation stage. After scoring the interviews, two of the three proponents, MMMC and ARK, met the next benchmark and proceeded to final stage, financial cost envelopes. Upon evaluation of the financial submissions, MMMC emerged as the preferred proponent with the highest technical and interview scores and lowest price, resulting in highest overall score.

## **Alternatives Reviewed**

No alternatives were reviewed.

## **Relationship to Council Strategic Priorities**

Not Applicable.

## **Other Pertinent Reports**

CSD 35-2021	Corporate Services Committee	June 16, 2021
COM 8-2021	Public Health & Social Services	April 13, 2021
CSD 26-2020	Corporate Services Committee	May 13, 2020
CSD 53-2019	Budget Review COTW	October 10, 2019
COTW 05-2019	Committee of the Whole	July 4, 2019
CSD 15-2018	Corporate Services Committee	April 4, 2018
CL-C 21-2018	Regional Council	April 12, 2018
CSD 50-2017	Regional Council	June 20, 2017
CSD 49-2017	Regional Council	June 29, 2017
CSD 43-2017	Corporate Services Committee	June 21, 2017
CSD 9-2017	Corporate Services Committee	January 11, 2017
CAO 10-2016	Regional Council	July 21, 2016
CAO 4- 2016	Regional Council	March 24, 2016
CAO 13-2015	Regional Council	June 11, 2015
CAO 05-2015	Regional Council	March 26, 2015

---

### **Prepared by:**

Mislav Koren  
Senior Project Manager  
Construction, Energy & Facilities  
Mangement

---

### **Recommended by:**

Todd Harrison, CPA, CMA  
Commissioner, Corporate Services/  
Treasurer

---

### **Submitted by:**

Ron Tripp, P.Eng.  
Acting Chief Administrative Officer

This report was reviewed by Nicole Wolfe, Director CEFMS; Bradley Ray, Associate Director CEFMS and Jeff Mulligan, Procurement Manager.