

Scanlon Creek Nature Centre

Summary of General Contractor Award

Board of Directors

December 20, 2024

Mark Critch, CPA, CMA

GM, Corporate Services/CFO



Lake Simcoe Region
conservation authority



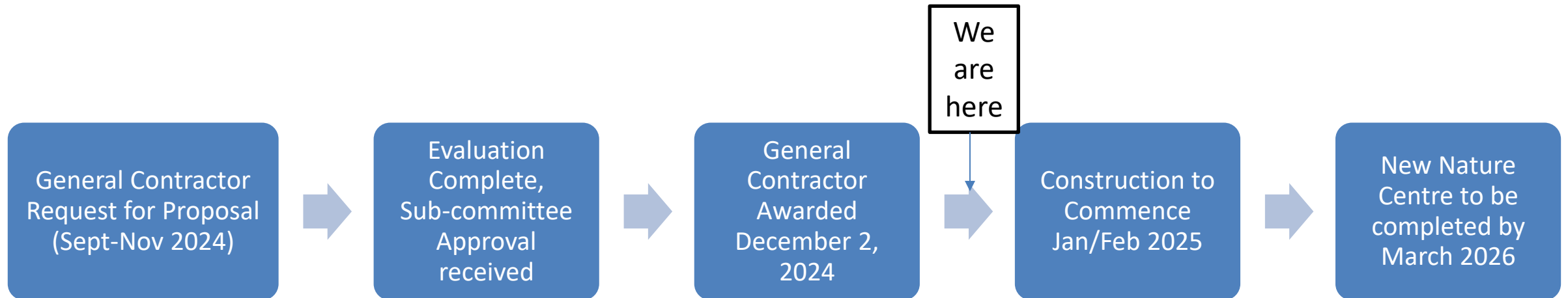
Presentation Outline

1. Purpose of this presentation
2. Context of the General Contractor award
3. Bid Review Process and Procurement Results
4. Financial Implications
5. Options Considered and Award
6. Updated Funding Plan
7. Looking Ahead

Purpose of this Update

- 1) Provide an update from the sub-committee meeting, including the approval of the General Contractor award
- 2) Reminder of all steps in the Request for Proposal process, highlighting the challenges with the updated estimates
- 3) Share funding plan for the new Nature Centre
- 4) Staff remain excited for the new Nature Centre and the opportunities it brings!

Context to the General Contractor Award



Bid Review Process – As Outlined in BOD-50-24 (September)

- Bid Evaluation Committee
 - 3 Conservation Authority staff and 2 External project team members
- 4-Stage Evaluation Process
 1. Compliancy review – Pass/Fail
 2. Technical Review – 70% minimum score requirement
 3. Bidder Interview – 70% minimum score requirement
 4. Financial Review – Weighted scoring
- Comprehensive review:
 - Company experience, financial status, comparable projects, project team, administration & oversight

Procurement Results & Award

Bidder	Mandatory Requirements	Technical Evaluation /50	Bidder Interview /10	Bid Amount	Bid Score /40	Rank
BDA Inc.	Pass	35.10	8.00	\$11,763,600	40	1
M.J. Dixon Construction Ltd.	Pass	36.36	8.80	\$13,873,000	33.92	2
Rutherford Contracting Ltd.	Pass	34.14	Disqualified	n/a	n/a	n/a
W.S. Morgan Construction Ltd.	Pass	32.26	Disqualified	n/a	n/a	n/a

- Award was approved by Board Sub-committee on November 28, 2024
- Additional information about BDA Inc.
 - Incorporated 1997, mid-sized firm, experience with similar sized/value projects
 - Focus on relationship development, safety, high quality results, administrative detail

Project Budget: Financial Implications

- Bid amount considerably higher than anticipated
 - Exceeded Class D (October 2023) and Class B (April 2024) estimates
- Funding Constraints for this Project:
 - Commitment of no municipal funding for capital costs;
 - Federal funding through Green Inclusive Community Buildings Program (GICB) is capped at \$4.175M
 - Confirmation that no additional funds available
 - Donations (cash and product) comprise majority of funding
 - Opportunities to increase donations may be limited
 - Some naming opportunities remain

Options Considered by the Sub-Committee

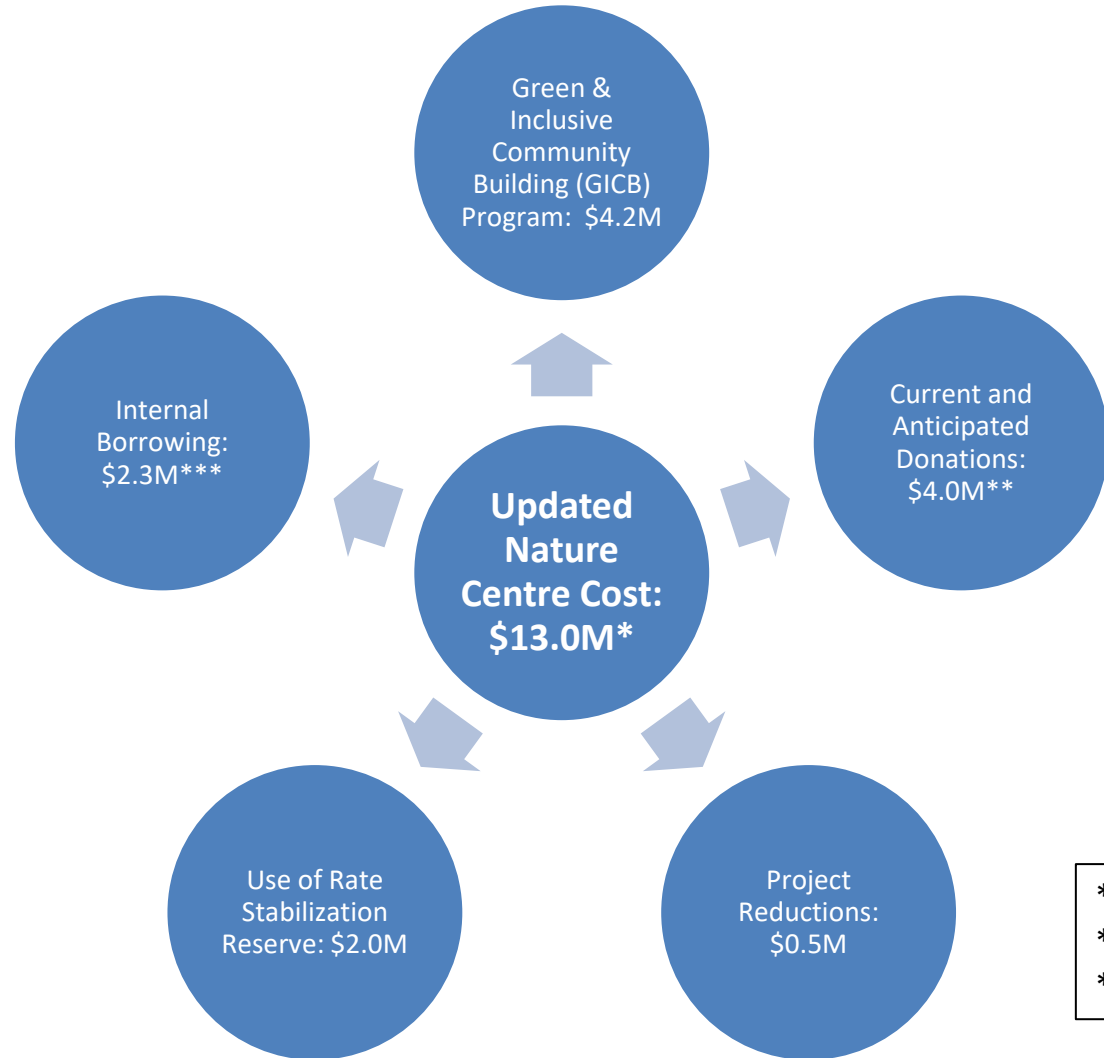
1. Proceed with the construction contract award to BDA Inc. and explore adjustments to find required funding
 - Use reserves, secure additional donations, borrow from Offsetting funds (previous BOD authorization)
 - Not proceeding would jeopardize long-term viability of education program
2. Scale down building, reduce costs toward previous estimates
 - Smaller footprint presents programming challenges, Implications for cost and timing
3. Halt construction
 - Significant reputation, financial and audit risks, No resolution to existing service issues, Future cost increases and fundraising impacts

Contract Awarded by Subcommittee

Recommendations Approved:

- **That** this memo regarding the Request for Proposal process to retain a General Contractor to construct the new Scanlon Creek Nature Centre be received; and
- **Further That** the Bid Evaluation Committee's recommendation to award the contract to undertake construction of the Scanlon Creek Nature Centre to BDA Inc. be approved by the Scanlon Creek Nature Centre Subcommittee; and
- **Further That** staff be directed to explore and exhaust all efforts to reduce costs and continue fundraising as outlined in the "Recommendation/Action Required" section of the attached Briefing Note.

Updated Funding Plan



* Project cost is net of ineligible costs
** Includes interest and net of admin
*** approval through BOD-160-23

Project Progress and Looking Ahead:

Immediate Project Activity	Date
Indigenous Site Blessing	December 6
Project Kick-Off Meeting with BDA Inc.	December 17
CCDC2 Stipulated Price Contract Execution	In-progress
Cost reduction review and Fundraising	Ongoing
Construction Start-Up	Jan/Feb 2025
Groundbreaking Ceremony	To be determined
Project Completion	March 2026

Questions?