



## Report Procurement Division

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<b>Report To:</b>	PS Reports - CAO Approve Only
<b>Report Number:</b>	Procurement Division-023-25
<b>Report Date:</b>	May 9, 2025
<b>Submitted By:</b>	Mandy Chong, Manager, Procurement
<b>Approved By:</b>	Mary-Anne Dempster, CAO
<b>File Number:</b>	RFP2025-3
<b>Report Subject:</b>	South Bowmanville Recreation Centre – General Contracting Services for Phase 1

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### Recommendations:

It is respectfully recommended to the Chief Administrative Officer the following:

1. That the proposal received from J.J. McGuire General Contractors Inc., being the highest scoring proponent meeting all terms and conditions and specifications of RFP2025-3 be awarded the contract for General Contracting Services for the construction of Phase 1 of the new South Bowmanville Recreation Centre (SBRC) with a bid amount of \$54,694,298.57 (Net HST Rebate)

## **1. Background**

- 1.1 Colliers Project Leaders (Colliers) was hired to assist the Municipality with project management for the South Bowmanville Recreation Centre (SBRC), through a negotiated proposal as approved by report FSD-035-23, recommendation # 3.
- 1.2 MacLennan Jaunkalns Miller Architects Ltd (MJMA) was the successful proponent of RFP2023-10 and were hired to design and prepare the tender specifications for the construction of the SBRC.
- 1.3 Phase 1 of the project scope includes a Fédération Internationale de Football Association (FIFA) sized field air supported dome with a walking track, outdoor refrigerated ice trail, renovation of the existing building to accommodate a Fédération Internationale de Basketball Association (FIBA) sized (double) gymnasium, parking and municipal road.
- 1.4 A Request for Proposal (RFP) was drafted with the assistance of Colliers and MJMA to allow the Municipality to select a qualified general contractor for the construction of the SBRC.
- 1.5 RFP2025-3 was issued by Procurement Services and advertised electronically on the Municipality's website. The RFP was structured on a two-envelope system with price being an evaluated factor.

## **2. Analysis**

- 2.1 The RFP closed April 14, 2025.
- 2.2 The RFP stipulated, among other things, that proponents were to provide a description of the Firm's team, qualifications, profile, highlights of past projects and experience of team members with projects of similar size, nature and complexity, and demonstrate an understanding of the Municipality's requirements.
- 2.3 Ninety-four companies downloaded the document. Two compliant proposals were received by the closing date. One proposal was received late and deemed non-compliant. The two compliant proposals were distributed to the evaluation committee for review, evaluation, and scoring.
- 2.4 The technical proposals were evaluated and scored independently by the members of the evaluation committee in accordance with the established criteria as outlined in the RFP. The evaluation committee was comprised of staff from Community Services, Planning and Infrastructure, and Colliers.

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- 2.5 The evaluation committee met to review and agree upon the overall scores for each proposal. Some of the areas on which the submissions were evaluated were as follows:
- The Proponent's understanding of the Municipality's requirements;
  - Highlights of projects performing similar work of comparable nature, size, and scope;
  - A methodology describing the Proponent's project management approach, work plan, goals, objectives, and methods of communications to be utilized to meet the requested deadlines; and
  - A project schedule including a Gantt chart, and milestones showing an estimated overall timeline of the project.
- 2.6 Upon completion of the consensus evaluation, and reference checks one submission was disqualified due to poor references.
- 2.7 References were checked and were found to be satisfactory for the second submission. A presentation was requested and completed.
- 2.8 The pricing envelope for the short-listed proponent was opened and evaluated as stipulated in the RFP document.
- 2.9 The assignment of two contracts, RFP2024-10 Air Supported Dome Farley Group and RFP2024-11 Refrigeration Equipment for Skating Trail Cimco were included as part of the specification requirements and listed as cash allowances to the General Contractor.
- 2.10 Upon completion of the evaluation scoring, and the presentation, the recommendation is to award the contract for this work to the highest ranked proponent, J.J. McGuire General Contractors Inc.

### **3. Financial Considerations**

- 3.1 The total estimated funds required for this project in the amount of \$67,619,568.71 (Net HST Rebate) includes construction costs of \$54,694,298.57 (Net HST Rebate) and other commitments of \$12,925,270.14 (Net HST Rebate) and will be funded by the Municipality as follows:

Description	Account Number	Amount
South Bowmanville Rec Centre	110-42-421-84312-7401	\$67,619,568

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- 3.2 The committed costs of \$12,925,270.14 (Net HST Rebate) include other related costs such as air supported dome, skate trail refrigeration equipment (sourced through separate RFP's), design, inspection, testing, contract administration and contingencies of \$9,899,397.16 (Net HST Rebate).and \$3,025,872.98 committed for Phase 2.

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Staff Contact: Mandy Chong, Manager, Procurement, 905-623-3379 ext. 2209 or  
mchong@clarington.net.

Attachments:

Attachment 1 – Summary of Proposals Received

Attachment 2 – Recommendation Memo

Attachment 1 - Summary of Proposals Received

# **Municipality of Clarington**

## **RFP2025-3 – South Bowmanville Recreation Centre General Contracting Services**

### **Proposals Received**

<b>Bidder</b>
J.J. McGuire General Contractors Inc. *
Van Horne Construction Ltd.
Corebuild Construction

Note: \* Denotes Proponents who were shortlisted.