



**City of Kingston
Report to Council
Report Number 21-157**

To: Mayor and Members of Council
From: Brad Joyce, Commissioner, Corporate Services
Resource Staff: Speros Kanellos, Director, Facilities Management & Construction Services
Date of Meeting: June 1, 2021
Subject: Award of Contract – Renovations and Alterations to Resident Room Washrooms, Tub and Shower Facilities at Rideaucrest Home

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The purpose of this report is to seek Council approval to award a contract to David J. Cupido Construction Ltd. (Cupido) for the renovations and alterations to resident room washrooms, tub, and shower facilities at Rideaucrest Home.

One (1) compliant submission was received and evaluated in response to Request for Proposal (RFP) F31-CS-FMCS-2021-12 for renovations and alterations to resident room washrooms, tub, and shower facilities at Rideaucrest Home. It is recommended that the contract be awarded to David J. Cupido Construction Ltd. In accordance with Section 3.4 (iv) of By-Law 200-134, "A By-Law to Establish Purchasing Policies and Procedures for the City of Kingston", Council approval is required when less than three (3) valid responses from vendors are received.

June 1, 2021

Page 2 of 6

Recommendation:

That Council authorize the Mayor and Clerk to enter into an agreement with David J. Cupido Construction Ltd. pursuant to RFP F31-CS-FMCS-2021-12 for the renovations and alterations to resident room washrooms, tub and shower facilities at Rideaucrest Home, in the amount of \$939,013.00 plus applicable taxes, as well as any related amendments thereto or other documents required to complete the work as directed by the Director, Facilities Management & Construction Services and in a form satisfactory to the Director of Legal Services.

June 1, 2021

Page 3 of 6

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Brad Joyce, Commissioner,
Corporate Services**

ORIGINAL SIGNED BY CHIEF
ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Community Services

Peter Huigenbos, Commissioner, Business, Environment & Projects Not required

Jim Keech, President & CEO, Utilities Kingston Not required

Desirée Kennedy, Chief Financial Officer & City Treasurer

Sheila Kidd, Commissioner, Transportation & Public Works Not required

June 1, 2021

Page 4 of 6

Options/Discussion:

Rideaucrest Home (the “Home”) is a City-owned, non-profit long-term care facility constructed in 1986 regulated by the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8 (the “Act”). The Home offers 170 single resident rooms arranged on four levels. The Home supports meaningful living through the delivery of respectful, quality care to the residents and families of our community.

The purpose of this project is to upgrade resident washrooms, tub, and shower facilities to improve accessibility, aesthetics and infection control measures to reflect current expectations and practices. A minimum of five (5) resident washrooms will be upgraded under this contract with the remainder being upgraded to a similar standard in the future. All existing shower and tub rooms will receive new finishes and new fitments and fixtures. This work will also be coordinated with the flooring replacement contract currently underway at the Home.

The work will be sequenced, scheduled, and coordinated in concert with the Home management to ensure timely completion with minimal disruption to residents and operations and strict compliance with the Act. As the work is being performed within a health care facility, stringent infection control procedures will be applied to the execution of the work.

The RFP was advertised on Biddingo and closed on May 4, 2021. One (1) submission was received and evaluated by three (3) members of the Facilities Management & Construction Services team.

Below is a summary of the companies who submitted bids for this RFP, and their scored based on the evaluation criteria.

Rank	Proponent	Cost	Score
1.	David J. Cupido Construction Ltd.	\$939,013.00	91.3

It is recommended that this contract be awarded to David J. Cupido Construction Ltd, having submitted a complete proposal, and demonstrated an understanding of key project requirements and constraints. It also articulated an acceptable methodology to achieve the requirements outlined in the RFP. The mandatory submission and technical requirements of the RFP were met. The proponent’s quote is deemed fair and reasonable, and matched the budgetary estimates for this project.

Note that David J. Cupido Construction Ltd. was the successful candidate for the major flooring replacement project currently underway at Rideaucrest Home and so are able to begin the washroom renovation work as soon as possible to avoid further disruption to the residents of the facility. The necessary infection control measures are already in place for this work to proceed, and the contractor has demonstrated their ability to work well with staff and residents to follow protocol and minimize disruption.

June 1, 2021

Page 5 of 6

There are sufficient funds available in the current capital budget to proceed with the award of a contract as recommended in this report.

The COVID-19 pandemic has brought additional safety precautions that must be adhered to when completing work in long-term care facilities. Staff have recently consulted with the Kingston Construction Association (KCA) and local contractors on the lack of bids received on RFPs such as this one. It was indicated that the COVID-19 pandemic has led to increased construction activity across the province leaving fewer contractors available to bid on larger scale projects. It is likely that less than three bids were received for this RFP due to the complex nature of infection control procedures to be followed in a facility regulated by the Act, and the limited companies that are highly skilled in such procedures.

In accordance with Section 3.4 (iv) of By-Law 200-134, "A By-Law to Establish Purchasing Policies and Procedures for the City of Kingston", Council approval is required when less than three (3) valid responses from vendors are received.

Existing Policy/By-Law:

Section 3.4 (iv) of By-Law 200-134, "A By-Law to Establish Purchasing Policies and Procedures for the City of Kingston", as amended.

Notice Provisions:

None

Accessibility Considerations:

None

Financial Considerations:

Sufficient funds exist in the current capital budget.

Contacts:

Speros Kanellos, Director, Facilities Management & Construction Services, 613-546-4291 extension 3133

Other City of Kingston Staff Consulted:

Casie Keyes, Administrator, Rideaucrest Home

Lana Foulds, Director, Financial Services

Scarlet Eyles, Manager, Financial Planning

Troy Beharry, Troy Beharry, Partnership & Grant Development Analyst

June 1, 2021

Page **6** of **6**

Jeff Rempel, Manager, Realty Construction, Facilities Management & Construction Services

Brent Funnell, Supervisor, Procurement Operations, Financial Services

Cameron Burns, Project Manager, Facilities Management & Construction Services

Exhibits Attached:

None