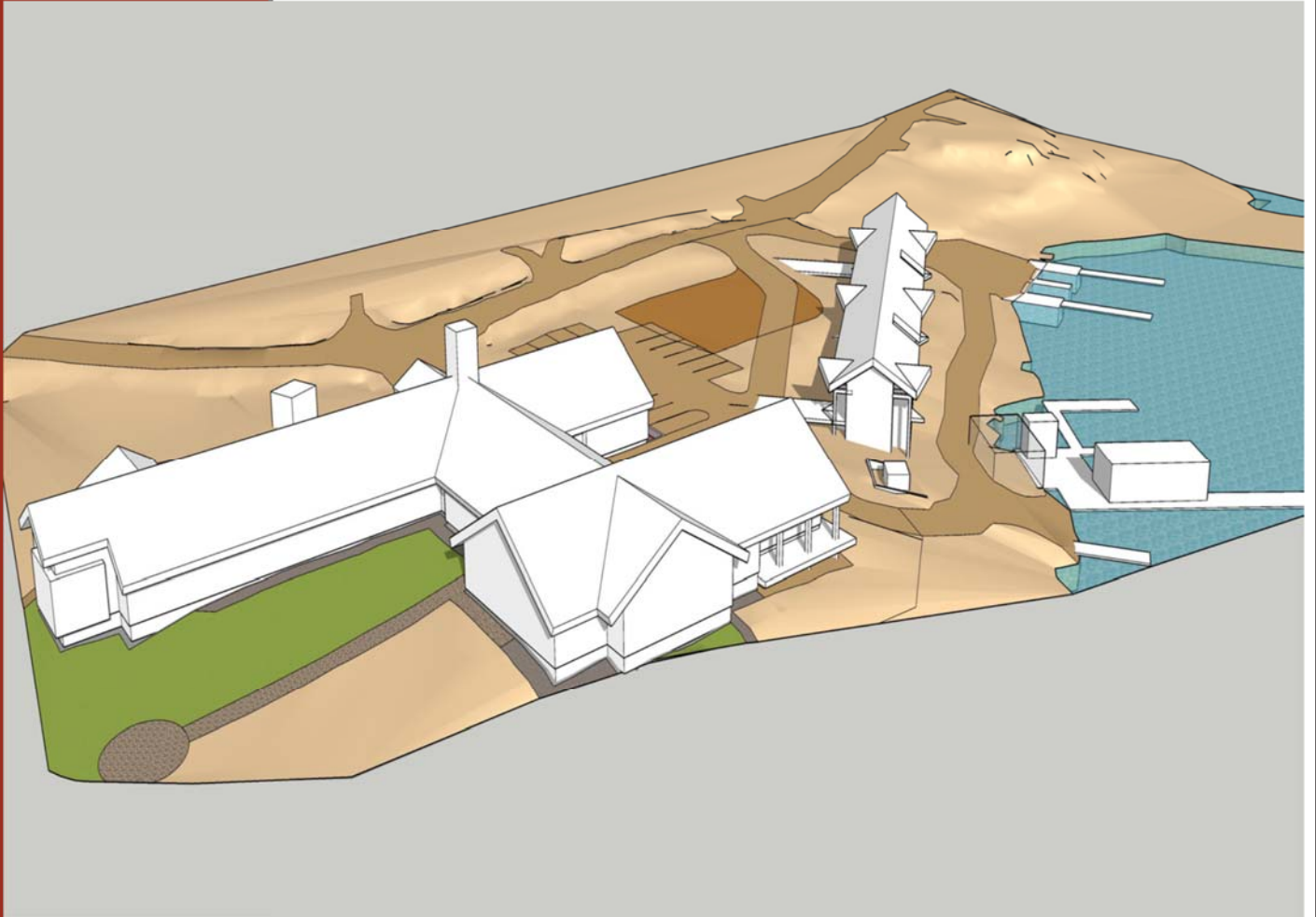


# *Capital Projects Update*

*by Jamie Koistinen*

February 2018



Topics in this issue:

## **Construction Management Team (CMT)**

**Chief Arnold Paul**

**Virginia Paul - Executive Director**

**Jamie Koistinen - Capital Projects Manager**

**Vicky Blake - Finance Manager**

**Vacant - Community Infrastructure Manager**

**Duane Paul, Tyler Paul and Bob Farr - Community Members**

## Past Issue Summary

Hi Everyone

In the past updates we have been mostly reporting on the status of Multi-Use Facility (MUF). As shown below we introduced the main 7 main parts of the entire project (schematic design, design development, construction documents, prequal, and so on) We also discussed a rough idea of how long each of the 7 segments of work would take, the steps or work required to complete each of the 7 steps was also outlined, breakdown of fees for each of the area of work (per discipline)

We had also reported that the Design Development was complete and that we were nearly complete Construction Documents and the we had hired a AW Hooker the Quantity Surveyor to complete the Class C estimate and they would be completing the Class A estimate once the Construction Documents were finalized. We shared images of the interior views of the Council chambers as well as the Community Centre.

We had also advised that we were on the cusp of the Pre-Qualification and Procurement Phases. Over the next couple pages in this newsletter these two topics will be reviewed in more details.

In the last issue we talked a little bit about the Elders Housing Complex; sample floor plan of each of the apartments were provided and we had said that we were considering a new location (in front of the warehouse). We had engaged the services of LEA architects, Goodridge-Goulet Surveyors and Englobe (soil samples) on an hourly basis to help us determine if this new lot was suitable for construction.

*And now for the update....*

Overall view of the Project Schedule to be discussed throughout

	2017												2018												2019	2020
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	JUL	JUL			
SCHEMATIC DESIGN W CONSULTANT TEAM																										
DESIGN DEVELOPMENT																										
CONSTRUCTION DOCUMENTS																										
PREQUALIFICATION																										
CONSTRUCTION PROCUREMENT																										
CONTRACT ADMINISTRATION																										
Start of Construction																										
POST CONSTRUCTION COMMISSIONING/ ONE YEAR WARRANTY REVIEW																										

Will Start in Spring of 2018 and be completed by July 2019

In the October update we provided this overview of the Prequalification Phase of the Project. We had met each of the targeted dates below

PREQUALIFICATION	Dates completed and/or Targeted
Architect prepares Prequalification Document for Generals and M/E Subcontractors.	
Architect issues the Request for Pre-Qualification for TFN review.	<b>Week of Sept 25, 2017</b>
Prequalification RFP posted on MERX and the Canadian Construction Associations Plan Boards in Sudbury, Timmins, Barrie and North Bay offices	<b>9-Oct-17</b>
Architect issues Reference Questionnaires for scoring.	<b>9-Oct-17</b>
TFN to advertise local trades workshop in local papers. North Bay Nugget, Temiskaming Speaker and Anishinabek News	<b>9-Oct-17</b>
Prequalification closes	<b>26-Oct-17</b>
TFN, Architect & Consultant team reviews, evaluates submissions and scores prequalification submissions - scheduled for Nov 3 in North Bay at LEA office	<b>3-Nov-17</b>
Architects advises General Contractor and mechanical and electrical proponents as to whether or not they have successfully prequalified.	<b>Week of Nov 6</b>
Architect modifies the specifications of the CONTRACT to include list of prequalified General Contractors and M/E subcontractors.	<b>Week of Nov 13</b>
Architect/TFN conducts Workshops/Presentation with Interested local trades.	<b>Week of Nov 27</b>

MERX is a website which is also Canada's leading electronic tendering service. MERX provides opportunities to bid on tenders from the Canadian public sector, or from Canadian Agencies, Crown & Private corporations. MERX has leveled the playing field so that businesses of any size can have easy and affordable access to billions of dollars in contracting opportunities. The Canadian Construction Association (CCA), represents more than 20,000 Construction firms drawn from 64 local and provincial integrated partner associations. Posting the Pre-Qualification in their Plan Board rooms, is another method of enticing more contractors to bid on this project. We had also placed an ad in the North Bay Nugget, Temiskaming Speaker and Anishinabek News in hopes to attract as many General Contractor's (GC's) as possible to express their interest in Pre-Qualifying as a contractor because only those who pre-qualified would be invited to bid to the work those GC's who prequalified could partner and sub-contract portions of their work to other perhaps local contracts which is why we held the open house on November 28th.

Pre-Qualification were accepted until October 26, 2017. Ten (10) GC's expressed their interest to bid and submitted packages for our review.

## Project Pre-Qualification

This is Part I of the Evaluation Matrix used to determine if the 10 GC's would meet the requirements to be invited to bid. By the Oct 26 deadline we had to receive and review copies of the following documentation from each applicant

REQUIREMENT	INCLUDED IN SUBMISSION (Y/N)
<b>Bonding Letter</b> <i>50% Performance Bond &amp; 50% Labour and Material Payment Bond</i>	Using a figure of \$6,000,000 we had asked for 50% performance bonds and 50% labour and material
<b>Insurance Letter</b> <i>Required Insurances as listed in the CCDC 41</i>	We had asked for for minimum \$5,000,000 General Liability with an overall \$8,000,000 umbrella
<b>Contractor's Qualification Statement</b> <i>CCDC 11 - 1996 (R2006) or CCDC 11 - 2016</i>	This document provides an overview of the company profile
<b>Financial Institution Reference letter</b> <i>General Financial Position</i>	A letter of support from their bank indicating that their current accounts were in good standing
<b>Workplace Safety and Insurance Board</b> <i>As issued by the WSIB</i>	We reviewed their CAD 7 which is a safety rating provided by WSIB
<b>Legal Claims Letter</b> <i>Any on going or recent legal claims</i>	they needed to declare if they were currently in any financial or legal claims

A **performance bond** is a bond that guarantees that the bonded contractor will perform its obligations under the contract in accordance with the contract's terms and conditions. Performance bonds are typically in the amount of 50% of the contract amount, but can also be issued for 100% of the contract amount. It should be noted that a surety is never liable for more than the total amount of the bond which is why we used a figure of \$6,000,000 during the prequalification but once the contractor bids - they would later need to provide a bond that represented 50% of the value of their bid. A performance bond gives an owner peace of mind that despite a default by the contractor, the owner will still end up with a completed project in accordance with the terms and conditions of the original contract.

**Contractor's Qualification Statement** is a standard form for obtaining information on capacity, skill and experience of Contractors bidding on building construction projects. It makes the contractor declare the following info about their company

- Their legal structure (are they a corporation, Joint Venure, Sole Prop etc)
- Annual Value of Construction work over the past 5 yrs (can they handle projects this size\$)
- Key Office Personnel for this Project (what type of credentials do their home office employees have to support the staff that will be on the project site)
- Key Site Personnel (who are the staff that will be on the project)

**If the contractor submitted all of the above they would move onto Phase 2 of the Evaluation Matrix**

## Pre-Qualification Continued

EVALUATION	DESCRIPTION	TFN	LEA	Average Points Received
<b>Corporate Profile</b> <i>Maximum Points - 30</i>	Include a brief description to substantiate the proponent's longevity and sustainability as a business, depth and range of experience, organizational structure and company resources.			
<b>Staff Resources</b> <i>Maximum Points - 30</i>	Submit résumés for all key staff resources including (but not necessarily limited to) the following: 1. Executive Lead(s) 2. Project Manager whom would be assigned to this project 3. Site Superintendent whom would be assigned to the project 4. Health and Safety Officer			
<b>Relevant Project Experience</b> <i>Maximum Points - 50</i>	Appendix A - <i>General Contractor Relevant Project Experience Form</i>			
<b>Health and Safety</b> <i>Maximum Points - 15</i>	Most recent Health and Safety Manual / Policy			

This is the Matrix and point value used to score each submission. Contractors had to receive a minimum average score of 88 points which represents 70%

The TFN score was based on the CMT teams review as well as Chief and Councils. The LEA score was determined by averaging the score of 3 members of their staff.

As I said previously 10 General Contractors submitted applications for our review, the following 6 GC's met the required 88 points and were invited to participate in the Local Contractors Open

House held at the Laura McKenzie Learning Centre on November 28th

- CGV Builders out of Cochrane
- Kenalex Construction out of North Bay
- Praztek Construction out of Timmins
- Quinan Construction Limited out of Orillia
- Tribury Construction out of Sudbury
- WS Morgan out of Parry Soun

Only the above contractors were invited to bid the project. The bid closed on January 23rd, 2018. On Jan 24th members of the CMT, Chief and Council along with LEA reviewed each of the tender results. Quinan Construction has been identified as the preferred contractor and has been issued a letter of intent while we finalize the fixed price contract.

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Before we get into Construction Documents we're going to skip ahead to Prequalification.

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Before posting on the MERX website a Pre-qualification document was created and reviewed by the Consultant Team, CMT and Chief and Council. It was then posted on the MERX website and the plan boards as indicated as above.

MERX is a website which is also Canada's leading electronic tendering service. MERX provides opportunities to bid on tenders from the Canadian public sector, or from Canadian Agencies, Crown & Private corporations. MERX has leveled the playing field so that businesses of any size can have easy and affordable access to billions of dollars in contracting opportunities. The Canadian Construction Association (CCA), represents more than 20,000 Construction firms drawn from 64 local and provincial integrated partner associations. Posting the Pre-Qualification in their Plan Board rooms, is another method of enticing more contractors to bid on this project.

Tenders awarded only having receiving three or less submissions historically tend to have a much higher risk of an overrun in cost when compared to the budget established in an estimate. By reaching out to more contractors posting on MERX and CCA plan boards we are taking steps to ensure we are receiving competitive bids from adequate bonafide contractors which lessens the overall risk for TFN.

We are optimistic that this method will yield 6 competitive bids from contractors at a major trade level.

*Architect/TFN conducts Workshops/Presentation with Interested local trades. - What's the rationale behind this step?*  
Should any local contractor be interested in being part of the project who did not score high enough to make the list of Pre-Qualified General Contractors (GC), we wanted to provide an opportunity to network with some of the potential GC's to explore the possibility of the local contractors becoming a subcontractor to the potential GC's.

CONSTRUCTION DOCUMENTS	Target Dates
Architect prepares potential Alternate Prices, Add On Prices & Unit Prices.	
Architect prepares Bidding Information & Construction Contract Conditions.	
Consultant Team prepares and submits 90% Progress set for costing.	
Preparation of Preliminary Class 'A' Pre-Tender Cost Estimate by Owner commissioned Quantity Surveyor (A.W. Hooker)	Week of Nov 13, 2017
Review of Estimate by Consultant Team.	Week of Nov 20, 2017
Review of Final Estimate By Client.	Week of Nov 26, 2017
Civil, Structural, and Mechanical/Electrical Consultants submit to LEA 100% Contract Documents.	Week of Nov 26, 2017
Architect finalizes the 100% Contract Documents.	Week of December 3, 2017
Client reviews 100% documentation combined with the Class A estimate & provides written approval to proceed to tendering.	Week of December 10, 2017

Right now at this stage in the project, we have received the Class C estimate and we are at the current step **"Architect prepares potential Alternate Prices, Add On Prices & Unit Prices."** this is where we review areas in the estimate and look at potential areas of risk, cost savings and areas where we can improve the quality selection of some of our catalogue cuts. This step is taken to ensure we are going to build something we can actually afford and more so that the tender results come in within the allowable budget.

Looking Further ahead the next segment of work is **CONSTRUCTION PROCUREMENT**  
better know as the Tender Phase

- We are aiming to send the tender to the Pre-Qualified Contractors during the week of December 10th, 2017. The tender will "close" during the week of January 15, 2018 and awarded by the end January 2018. This is in-line with the original schedule shown on Page 2 of this newsletter.
- I am happy to report that at this current time we are actually ON SCHEDULE and July 2019 is in the foreseeable future
- July 2019 is the target date to have a fully constructed Multi-Use Facility !!

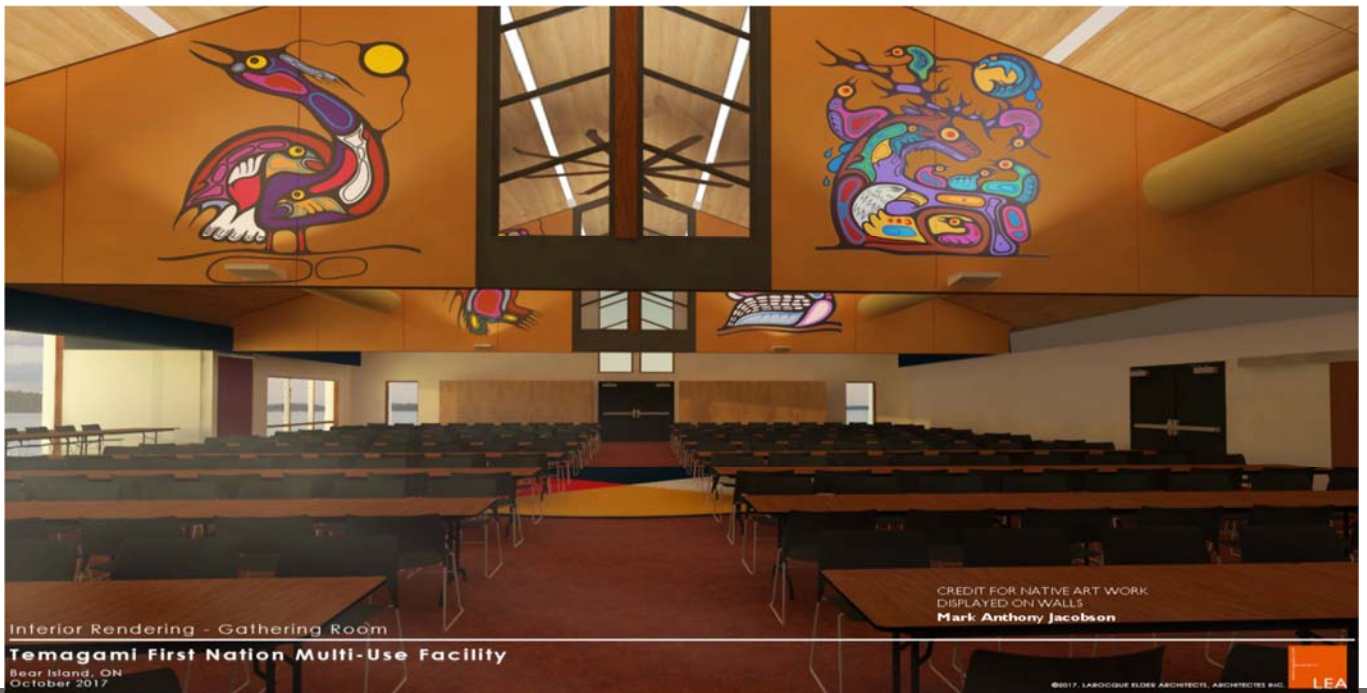
*Anyone want to see a sneak peak of what the inside might look like ...*



This rendering is to give you a true representation of the views of the new Community Centre – the material you see before you is actually what the completed product will look like – colours and all (well subject to change should we decide to of course)

Also the areas that are displaying native artwork is where I was thinking we could engage some of our local artists and this is to show all you artists the “canvas” that will be available for you to showcase your work here in the community for decades to come.

The Drumming circle was to illustrate the types of activities that can take place inside the hall. Anything from movie nights, Round Dances, winter carnivals, Christmas Dinners, this place is built for sound as the ceilings and dividing walls are intergraded with acoustical panels





This rendering is to give you a true representation of the views of the new Council Chambers– the material you see before you is actually what the completed product will look like

In earlier community consultations it was suggested that above the council table, the 7 Grandfather Teachings could be displayed, another concept was, that we could have four panels above the table, and displayed on each of the 4 panels would be pictures of significant moments that occurred throughout our history, both options were to remind leadership to be mindful of those teachings or moments in time while at the table, to ensure they making the best decisions for our community.

WHICH ONE DO YOU LIKE BEST ? - would love to hear the answer - let me know at [Jamie.Koistinen@temagamifirstnation.ca](mailto:Jamie.Koistinen@temagamifirstnation.ca)



Now lets talk about the Elder's Complex Consultation that occurred on October 17,2017

**A little background info ...** TFN accepted a operational loan of \$1.6M in 2014 from Canada Mortgage and Housing Corporation (CMHC) to construction 10 - 2 Bedroom apartment units - at that time TFN also set aside \$500,000.00 towards a Common Room for the Elders Complex that would compliment the 10 units. There is approximately \$395,000 remaining from that \$500,000 investment plus the whole \$1.6M

On the cover of this newsletter is the site plan that was presented to the Elders that attended. The big yellow building we've seen before ... it's the outline of the Multi-Use Facility (MUF)

What's new to this site plan is the 5 orange rectangles you see to the right of the MUF was a newly proposed location to build the 10 units. You are looking at 5 duplexes each with a lower and upper apartment.

There are a few pro's and con's to this new location which will be discussed more in depth over the next series of consultations with the Community

Before we can determine if this location is a viable option we had to engage a surveyor to complete the survey on Lot 65 and 21 to ensure that the sewer line is in the location as indicated by the blue line that you see. Paul Goodridge of Goodridge Goulet Planning and Surveying was here in the community on October 26th completing this survey. Once the survey results are in the next step is a soil sample that will be performed by Englobe.

More information from the initial consultation will be presented over the next info sessions as well as the newsletter updates that will be produced. There is a lot of activity scheduled over the next couple of weeks in Capital Projects, so much so that I am considering creating a Facebook page to provide members with sooner updates. I will be attempting to create one - please watch for the Facebook Page updates.



*The next page is an example of the proposed upper and lower floor plans*



Lower Floor Plan

### Temagami First Nation Proposed Housing Development

Bear Island, Ontario  
September 2017



17043

not to scale  
Leresque Elder Architects, Architects Inc.



Upper Floor Plan

### Temagami First Nation Proposed Housing Development

Bear Island, Ontario  
September 2017



17043

not to scale  
Leresque Elder Architects, Architects Inc.



## Capital Projects Department

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**OCT 2017**



**Temagami First  
Nation**

## In Summary

I have a meeting with Chief and Council on November 8th, 2017. At this meeting I will be providing them with a summary of the initial consultation that took place and scheduling further community consultations with their presence at the meetings

I will also be discussing these items at that same meeting

- Results of preliminary consultations with the elders that took place on Tuesday the 17<sup>th</sup> – coordinate some dates for community consultations and provide you with the questions that they will be seeking answers to
- The results from the survey and should the sewer line not interfere with the spacing of the units we will engage Englobe to complete the soil samples.
- Review of the OAA agreement for the architectural services of the same design team (the same design team have submitted a price to me for the elders complex) will require decision of council as a whole if we are going to proceed with the same team
- MUF – results of those contractors who prequalified and the following steps regarding invitation to bid – prequalification closes on Oct 26 and the results from the review/scoring of contractor submissions taking place in North Bay on November 3<sup>rd</sup>

**Please watch for the next Community Info Session Dates that will be happening over the next coming weeks - Hope to see you there.**

**If you have any questions on the material please contact me at the Lands and Resource Office 705-237-8600 or by email**