



Administrative Report

Office of the Chief, Essex-Windsor EMS

To: Warden McNamara and Members of Essex County Council

From: Bruce Krauter
Chief, Essex-Windsor Emergency Medical Services

Date: Wednesday, July 20, 2022

Subject: Essex Windsor EMS Construction of New EMS Station Kingsville

Report #: 2022-0720-EMS-R05-BK

Purpose

The following report is to provide information and to authorize the Warden and Clerk to execute the Request for Tender (RFT EMS 2022-0518) for the construction of a new EMS Station in the Town of Kingsville.

Background

The County of Essex has leased space from the Town of Kingsville since the download of Land Ambulance Services in 2000. The leased space is located at the Kingsville Fire Hall, 1720 Division Road North, Kingsville. The current location is 1,290 square feet and is comprised of a single vehicle garage, a single room crew lounge/kitchen and a single washroom/shower.

The area was originally constructed when EMS vehicles were much smaller and equipment needs were lower. Medical equipment and supply storage are throughout the area, including the garage and hallways creating a very cramped workspace for staff. The vehicle garage has limited space for any movement or any growth of service delivery. In short, EWEMS station requirements have outgrown the current foot print of the leased EMS space, as the coverage area has grown with development and population.

On April 21, 2021 County Council passed By-Law 2021-16, allowing for the County of Essex to purchase the property at 75 Road 2 East, Kingsville. The intent of the purchase was to build a new EMS Station at this location. The property allows for construction of a station similar in design to the Dougal

Station in Windsor. The new Kingsville Station model is 6,414 square feet, comprised of:

- three (3) drive through garage bays, capable of housing six (6) vehicles;
- dedicated medical supply and equipment storage areas;
- dedicated cleaning area;
- secure oxygen cylinder area;
- male and female washrooms with showers;
- locker room;
- report writing room;
- crew lounge, able to accommodate ten (10) people;
- secure medication storage;
- secure IT room;
- ample parking for all vehicles, including electric vehicles;
- emergency vehicle fuel depot; and
- other requirements for an up-to-date EMS station.

This model is designed for the current needs, as well as future growth of the EWEMS service delivery within Essex County.

Discussion

On May 19, 2022, a Request for Tender (RFT) EMS 2022-0518 was posted and closed on June 29, 2022. There were four (4) plan takers and four (4) compliant submissions. The County of Essex Procurement Office reviewed all submissions for completion, accuracy and compliance. Gulf Developments Inc. of Maidstone, Ontario is the lowest bid price and is considered the successful proponent.

The Bidders were from low to high:

1. Gulf Developments Inc	\$3,827,776
2. Barrinetti Construction Inc.	\$3,933,000
3. TCI Titan Contracting Inc.	\$3,940,000
4. Van Horne Construction Ltd.	\$5,641,000

Gulf Development, Barrinetti and TCI Titan offered very competitive pricing, the variance among these three submissions was minimal.

Gulf Developments Inc. submitted the following for cost bid price plus contingency and cash allowance for the project:

Description of Services	Price
Supply & construct new building including: civil, site prep, site servicing, mechanical and electrical as detailed on drawings and specs.	\$ 3,698,844.54
Project Administration	\$ 96,435.30
Bonding and Insurance	\$ 32,496.76
Subtotal	\$ 3,827,776.60
Contingency	\$ 125,000
Cash Allowance	\$ 402,000
Total Cost	\$ 4,354,776.60

The project is estimated to commence in July 2022 and the anticipated completion date is June 2023. The Town of Kingsville has been updated on any possible lease extension for the current site.

Financial Implications

The construction of County owned EMS bases is funded by the Corporation's Capital Reserve. The 2022 Budget included an estimate for construction of \$3 million based on the experience of the Dougall Base. Inflation and market conditions realized after the setting of the 2022 Budget will require additional draws from the Capital Reserve to cover the proposed tender price. Sufficient funds are available within the Capital Reserve to accommodate the negative budget variance. A review of the global capital program will form part of the 2023 Budget development process and any recommended changes to the funding of the Capital Reserve to replace the extra draw for this project will be presented to Council as part of the 2023 Budget deliberation process.

Consultations

In preparation for and the completion of RFT EMS 2022-0518, the following persons were consulted:

- Ms. Janey Murphy, County of Essex, Procurement Officer
- Ms. Sandy Pillon, County of Essex, Manager of Procurement and Compliance
- Mr. Daniel Baggio, County of Essex Project Manager
- Ms. Sandra Zwiers, County of Essex, Director of Financial Services/Treasurer

Recommendation

That the Request for Tender EMS 2022-0518, Construction of New EMS Station Kingsville be awarded to Gulf Developments Inc. at a total bid cost of \$4,354,776.

And further, that Essex County Council authorize the Warden and Clerk to execute the Tender on behalf of the Corporation of the County of Essex.

Approvals

Respectfully Submitted,

Bruce Krauter

Bruce Krauter, Chief, Essex-Windsor Emergency Medical Services

Concurred With,

Sandra Zwiers

Sandra Zwiers, MAcc, CPA, CA, Director, Financial Services/Treasurer

Concurred With,

Mike Galloway

Mike Galloway, MBA, CMO, Chief Administrative Officer

Appendix Number	Title
N/A	N/A