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Date January 21, 2025 **Report No.** 2025-4

To Chair and Members
Committee of the Whole – Planning and Administration

From Inderjit Hans, P.Eng., PMP
Commissioner of Public Works

1.0 Type of Report

Consent Item
Item For Consideration

2.0 Topic **Animal Care Facility Project Update [Financial Impact - \$800,000]**

3.0 Recommendation

- A. THAT Report 2025-4, titled “Animal Care Facility Project Update” BE RECEIVED; and
- B. THAT an increase in the amount of \$800,000 to the capital budget for the Animal Care Facility Project (CL1701) BE APPROVED, and:
- C. THAT the following funding allocations required for the Animal Care Facility Project BE APPROVED;
 - a. \$700,000 for capital project Replace Aerial Truck #107420 (FD2404) be amended from the Capital Funding Envelope Reserve (RF0556) to Canada Community Benefit Fund Reserve Fund (RF0446); and
 - b. \$800,000 for Animal Care Facility Project (CL1701) BE FUNDED from the Capital Funding Envelope (RF0556).

4.0 Executive Summary

The new Animal Care Facility is to be constructed at 10 Kraemer's Way located in the Northwest Industrial Park and will be a 693 sq. m. (7,460 sq. ft.) single storey building. The building will provide a new modern facility to care for and house stray, sick or injured domestic animals, respond to wildlife concerns and deal with deceased animals within the City of Brantford. The construction of the building is anticipated to begin in the spring of 2025.

During the procurement process for a general contractor, Trigon Construction Management submitted the lowest bid. The bid however results in a shortfall in available funding required to proceed with the award and construction of this project. Efforts were undertaken by the project team and stakeholders to understand if any cost efficiencies could be identified to try and narrow the funding. Cost savings were identified through reduced scope, alternative more cost-effective systems than those specified and reducing the level of finishes in the facility. The identified cost savings of approximately \$150,000 along with anticipated project costs not encumbered as identified in Table 2 result in an additional funding requirement of \$800,000 to award the construction and complete the project.

In order to recommend the funding required, staff have identified savings in the Sanderson Centre Steel Roof Replacement project that can be utilized for another purpose. The original funding source for this project came from the Canada Community Building Fund (CCBF) reserve, however the Animal Care Control Facility project is not eligible for the use of these funds. Staff are recommending that the CCBF funds be used to replace the current funding of Capital Funding Envelope reserve in the project for the replacement of Aerial Fire Truck #107420. This will allow the Capital Funding Envelope reserve to be used for the award of construction services to the general contractor Trigon Construction Management and to fund the completion of the Animal Care Facility new construction project.

5.0 Purpose and Overview

The purpose of this report is to update Council on the procurement of a general contractor for construction services for the Animal Care Facility new construction project and to obtain authorization from Council to increase the capital budget based on the value of the lowest bid provided during the procurement of a general contractor to provide construction services. This report also seeks

authorization to update the funding source on a subsequent project in order to obtain sufficient and relevant funding for this request.

6.0 Background

The Animal Care Facility will be staffed to care for and house any stray dogs and cats found at large, care for any sick or injured domestic animals, respond to all sick and injured wildlife concerns, and coordinate the removal of all deceased animals in the City of Brantford found on public property. The facility will provide space to run adoption programs, provide housing for quarantine animals when required and will allow officers to perform animal control functions with bylaw enforcement.

The property for the facility is located on the north side of Kraemer's Way. Part 1 of the land, with a lot area of 1.214 ha (3.0 acres) was sold to the Brant County SPCA (SPCA) in February 2017. Part 2 of the land, with a lot area of 1.475 ha (3.64 acres) remains within the ownership of the City of Brantford and will be used as the land portion for the proposed Animal Care Facility.

In May 2016, staff report no. [CS2016-025](#)¹ was approved by City Council which provided direction regarding the City's Animal Control Program and for staff to take steps required to secure a modern facility for Animal Control Services and that the land located at 10 Kraemer's Way be approved as the future location of this new facility. Initial funding of \$225,000 for design and construction of the facility was provided during the 2017 capital budget review. In subsequent capital budget years, the project budget was incrementally increased to \$3.35M and finally to \$4.35M for the 2024 capital budget.

In November 2022 the Request for Proposal (RFP 2022-135) for Prime Consulting Services for the Design of an Animal Care Building was awarded to ROA Studio Inc. The design work was completed, and tender documents were prepared for issuing in September 2024.

The Request for Quote (RFQ 2024-113) for a General Contractor for construction services was issued on October 3, 2024 and closed on November 7, 2024 with the lowest bid provided by Trigon Construction Management.

7.0 Corporate Policy Context

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<http://citynet.brantford.ca/LegislativeArchive/05.17.16COWOAHIGHSPEEDAGENDA.pdf#search=cs2016%2D025>

This Capital project is in line with three (3) Council Priority Strategic Themes:

- 2 – Focus on productive and collaborative partnerships.
- 5 – Develop a planning and implementation schedule and commit resources for various projects related to City assets.
- 10 – Build a greener Brantford.

8.0 Input From Other Sources

Input for this report has been provided by Bylaw & Security, Finance, Purchasing, and Engineering Services departments, along with the projects design consultant and the general contractor.

9.0 Analysis

9.1 Animal Care Facility

The new Animal Care Facility is to be constructed at 10 Kraemer's Way located in the Northwest Industrial Park and will be a 693 sq. m. (7,460 sq. ft.) single storey building. The building was designed to provide a new modern facility staffed to care for and house stray, sick or injured domestic animals, respond to wildlife concerns and deal with deceased animals within the City of Brantford. The facility will conform to all current codes and standards including OBC, AODA, FADS and Provincial Animal Welfare Standards under Regulation 4444/19. This includes the following:

- Barrier-free and accessible public spaces including the front lobby and universal washroom
- Dog, cat and small pet adoption areas
- Dog and cat intake areas as well as isolation areas for sick animals complete with an examination room
- Floor heated interior dog housing areas including exterior covered dog runs
- Interior cat and small animal housing areas

9.2 General Contractor Procurement

The procurement process for construction services began in September 2024 with the completion of the detailed design phase of the project and the preparation of the bid documents. The design consultant submitted a Class 'A' construction cost estimate of \$3,816,277 prior to issuing the Request for Quotation (RFQ), which was within the approved Capital Budget funding available.

The bid documents for RFQ 2024-113 were issued on the City's procurement website Bids&Tenders seeking a general contractor on October 3, 2024. The RFQ closed on November 7, 2024, with Trigon Construction Management submitting the lowest bid of \$4,298,167.33. The bid, however, results in a shortfall in available funding required to proceed with the award and construction of the project.

9.3 Value Engineering Efforts

Efforts were undertaken by the project team and stakeholders to understand if any cost efficiencies could be identified to try and narrow the funding gap. This included looking at reduced scope, alternative more cost-effective systems than those specified and reducing the level of finishes in the facility.

Through a collaborative effort with the general contractor, consultants, stakeholders and City staff the result of this analysis identified cost savings as follows in Table 1:

ITEM	DESCRIPTION OF ITEMS VALUE ENGINEERED
1	Start the project in the spring of 2025 to avoid winter heat costs.
2	Reduce the scope of the mechanical systems.
3	Reduce the scope of Building Automation System (BAS)

Table 1 - Value Engineering Items

10.0 Financial Implications

The approved total project capital budget in the CL1701 account for the design and construction of the Animal Care Facility project is \$4.35M. That amount includes \$350,000 for design and project management and \$4.0M for construction, permit fees, non-recoverable tax and utility connections.

Table 2 below presents a summary of the project budget, expensed and encumbered costs, bid received for construction costs, value engineering efforts,

additional anticipated project costs not already encumbered, available funding and the additional funds required to award and complete the project.

LINE	DESCRIPTION	AMOUNT
1	Council approved project budget	\$4,350,000
2	Less Professional Services (Consultant fees)	(\$318,182)
3	Less Other costs (Staff time and application fees)	(\$178,516)
4	Project funding currently available in CL1701	\$3,853,302
5	Lowest bid for construction costs received during tendering	\$4,298,167
6	Total cost savings identified in value engineering exercise identified in Table 1 above	(\$150,000)
7	Revised total construction cost	\$4,148,167
8	5% Contingency on line 7	\$207,408
9	Non-recoverable tax (1.76%)	\$76,658
10	Grandbridge Energy Transformer & Connection	\$150,000
11	Staff project management time	\$50,000
12	Total estimated cost (sum of lines 7 to 11)	\$4,632,233
13	Project funding currently available (line 4)	\$3,853,302
14	Total additional funding required (line 12 – line 13)	\$778,931

Table 2 - Budget Analysis "Not Including Taxes"

A total additional funding of **\$800,000** (rounded) is requested to be able to award the contract for the construction of the Animal Care Facility to the general contractor, that is inclusive of additional contingency, to complete the project.

In order to find sufficient funding for this request, staff have identified savings in the Sanderson Centre Steel Roof (SC2302) project of approximately \$700,000, which is funded from the Canada Community Benefit Fund (CCBF) reserve fund. The Animal Control Building is not an eligible category for use of the CCBF fund, therefore, staff is recommending using these surplus funds of \$700,000 to amend the funding within the replacement of Fire Aerial Truck #107420, which is

an eligible project, from the Capital Funding Envelope (RF0556) to CCBF (RF0446). This will provide sufficient funding along with the current available balance in the Capital Funding Envelope Reserve to fund the Animal Care Facility Project.

11.0 Climate and Environmental Implications

This report does not have any direct climate and environmental implications.

12.0 Conclusion

The new Animal Care Facility is to be constructed at 10 Kraemer's Way located in the Northwest Industrial Park. The building will provide a new modern facility to care for and house stray, sick or injured domestic animals, respond to wildlife concerns and deal with deceased animals within the City of Brantford. The construction of the building is anticipated to begin in the spring of 2025. During the procurement process for a general contractor the lowest bid received resulted in a shortfall in available funding required to proceed with the award and construction of this project. Value engineering efforts were undertaken, and cost savings were identified that would reduce the shortfall.

It is recommended that additional funding totaling \$800,000 be added to Capital Account CL1701 from the Capital Funding Envelope Reserve and the funding for the replacement of Aerial Fire Truck #107420 be amended from the Capital Funding Envelope Reserve to the Canada Community Building Fund Reserve Fund. These funds will allow for the award of construction services to the general contractor Trigon Construction Management and to fund the completion of the Animal Care Facility new construction project.



Inderjit Hans, P.Eng., PMP
Commissioner, Public Works Commission

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In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required yes no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk yes no

Is the necessary by-law or agreement being sent concurrently to Council? yes no