

This document can be made available in other accessible formats as soon as practicable and upon request

STAFF REPORT: RECREATION DEPARTMENT



REPORT TO: Council
DATE: March 4, 2013
REPORT NO.: DOR.13.09 (REVISED)
SUBJECT: Award of Tender for the Contract for the New Entrance Vestibule at the Beaver Valley Community Centre – 2013-3-T-REC
PREPARED BY: Aaron McMullen, Facilities Manager on behalf of TPAC

A. Recommendations

THAT Council receive Staff Report DOR.13.09 “Award of Tender for the Contract for the New Entrance Vestibule at the Beaver Valley Community Centre – 2013-3-T-REC”;

THAT Council award the tender to Corporate Construction Inc., being a responsive and responsible bidder, at a cost of \$205,279 (excluding HST), including pre finished metal siding and relocation of a gas meter and not including King Span Panels, and

THAT the Mayor and Clerk be authorized to execute the Contract documents with Corporate Construction Inc.

B. Background

During a Chief Administrative Officer Health & Safety inspection in 2010, the front entrance of the Beaver Valley Community Centre (BVCC) was deemed a health and safety concern due to major water leakage, doors separating from the framework and compromised block work. The issue became a repeat item on the next two Chief Administrative Officer Health & Safety inspections, the last one being in March 2012, and so the issue should be addressed as soon as possible.

Following an inspection in April 2012, Chief Building Official Greg Miller commented:

“the block wall structure does not appear to be compromised structurally, however, it was noted that the building envelope has shown signs of moisture duress, possibly from inadequate flashing at the conventional built-up flat roof to wall junction. In addition, there is a high moisture content within the block themselves evident by the interior paint peeling off and there may be moisture accumulation within the block cores themselves – which may pose an issue over time”.

During the 2012 budget process, the BVCC front entrance replacement was presented as a capital project with the *Accessibility for Ontarians with Disabilities Act* (AODA) as the main focus when designing the renovation along with the deficiencies reported in the health and safety inspections.

The original scope of work for the front entrance project was comprised of removal of the existing structure, replacing the doors with AODA compliant automatic closures and expanded entrance size, along with new windows and flooring. A grant application was submitted for this project through the Enabling Accessibility Fund but was unsuccessful. Due to insufficient funding, the project could not be completed in the budget year. The project was carried over to 2013.

In August 2012, Staff applied for a grant through the Community Infrastructure Improvement Fund (CIIF). The funding requested was to be utilized for both the BVCC arena lobby roof and the BVCC front entrance projects.

On December 4, 2012, Staff received notice that the grant application was successful for the 2 projects in the amount of \$125,000 or a maximum of 50% of the total project. As noted below under Financial Impact, the 2013 approved capital project budget was \$121,400 total. The recommended revised funding strategy with receipt of CIIF funding is now \$211,700 total funding, which represents the tendered price plus \$4,750 for engineering construction review and project administration services.

With this extra funding for the front entrance renovation now available, Staff researched additional options so as to enhance the façade of the Community Centre, improve the overall layout and usage and increase the insulation value of the exterior walls. It is felt by Staff the expanded capital project will add value to the BVCC and improve the quality of use of the facility by the public. The tender process allowed staff to get costing for these additional options and determine feasibility based on the provided costing, given the additional CIIF funding.

The tender was issued on January 2, 2013 and comprised of pricing for a base bid and additional enhancement options of additional South Wall coverage insulated king span panels or steel siding. These options have not been included in the project. The addition of accessible sidewalk and courtyard concrete sidewalk as well as relocation of entrance doors to the east side of the vestibule from the original south side entrance are included in the project and were not in the original scope of work in 2012 and 2013 capital project sheet.

Provided below are the additional costs over and above the base bid for the project. Cash Allowances include:

- | | |
|-------------------------|----------|
| - Inspection Pricing | \$2500 |
| - Contingency Allowance | \$10,000 |

The tender was advertised on the Town, Biddingo and OPBA websites and published in two local papers. Fourteen bidders registered for the tender with several bidders attending the voluntary site visit which took place on January 14th at the Community Centre. Two Addenda were issued and the tender closed on January 31 with tenders being received from 2 bidders.

Below is a summary of the tender results that were read out at a public opening of tenders immediately following the closing time:

Bidder	Tender Price (excluding HST)
Corporate Construction Inc	\$235,500.00
Joe Pace and Sons Contracting Ltd	\$268,000.00

All tenders received were analyzed and deemed compliant.

The Tender Award of \$205,279 is different from the submitted tender price of \$235,500 due to optional works identified in the Tender that have not been recommended to proceed in this project.

The Tender process was conducted in accordance with the Town's Purchasing of Goods and Services Policy POL.COR.07.05 and Purchasing of Goods and Services Procedures FS.08.08. The project would not have proceeded in 2013 without the CIIF Grant Funding of \$125,000 as noted in the 2013 capital project sheet.

C. The Blue Mountains' Strategic Plan

- Addressing the Town's municipal infrastructure needs
- Supporting the development of social and recreational programs to meet the broad range of needs in the community

D. Environmental Impacts

Possible reduction of utility usage and costs with the replacement of windows, doors and entrance.

E. Financial Impact

2013 Approved Capital Project

Budget was \$121,400 as presented in the 2013 Budget Capital Project Sheet
Project funding at time of capital project sheet preparation

\$27,500 from taxation

\$39,400 from carry-over of project in 2012

\$27,500 from Debt financing of taxation in 2014

\$27,000 from Debt financing of taxation in 2015

\$121,400 total

Actual Price per Tendered Project

\$4,750 for Engineering Construction Review / Project Administration Services
\$205,279 project price received through Tender submission
\$210,029 Total Project costs.

Recommended Revised Funding Strategy with receipt of CIIF funding

Project funding proposed
\$27,500 from taxation
\$39,400 from carry-over of project in 2012
\$125,000 from CIIF Funding received for Front Entrance project
\$18,130 from Debt financing of taxation in 2014
\$210,029 total funding

Reduction of \$36,370 from 2014/15 Debt financing

F. In Consultation With

Darcy Chapman, Capital Accountant
Robert Cummings, Director of Finance & IT Services
Shawn Everitt, Director of Recreation
Dan Barill, Barill Engineering Limited

G. Attached

None

Respectfully submitted,

Aaron McMullen, Facilities Manager

For more information, please contact:
Aaron McMullen
519-599-7412
amcmullen@thebluemountains.ca

By signing below, we (TPAC) approve of the recommendation as shown above.

Signed _____
Troy Speck, CAO

Date: _____

Signed _____
Robert Cummings, Director Finance & IT Services

Date: _____

Signed _____
Shawn Everitt, Director of Recreation

Date: _____