



## The Corporation of the Town of Tecumseh

Community & Recreation Services

**To:** Mayor and Members of Council

**From:** Beth Gignac, Director Community & Recreation Services

**Date to Council:** March 26, 2024

**Report Number:** CRS-2024-08

**Subject:** Tender Award- Maidstone Recreation Centre New Outdoor Washroom Facility

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### Recommendations

It is recommended:

**That** the tender of the Maidstone Recreation Centre New Outdoor Washroom Facility in the amount of \$514,000 (excluding HST) **be awarded** to Greenlight General Contracting Inc.;

**And that** the Mayor and Clerk **be authorized** to enter into an Agreement satisfactory in form to the Town solicitor for the construction of the New Outdoor Washroom Facility at the Maidstone Recreation Centre located at 10720 County Road 34 with Greenlight General Contracting Inc.

### Background

At the December 13, 2022 Regular Meeting of Council, funding was approved in the 2022 Municipal Building Capital Works Plan (RCM 266/22) and, as further specified in Report CRS-2022-19, that \$500,000 be allocated for the procurement of architectural services for the design and construction of a new outdoor washroom facility at the Maidstone Recreation Centre located at 10720 County Road 34.

Subsequently, at the March 14, 2023 Regular Meeting of Council, and as set out in Report LCS-2023-07 (RCM 58/23), the transfer of land and premises identified as the

Maidstone Recreation Centre was approved and accepted by Council in which the Town assumed the property as of April 1, 2023.

2MK Architects Inc. was retained by the Town as the architect for the design of the new outdoor washroom facility.

Furthermore, at the January 23, 2024 Regular Meeting of Council, funding was approved in the Community and Recreation Services 2024 One (1) Year Capital Works Plan (RCM 09/24) and as set out in Report [CRS-2024-02](#) in carrying forward \$625,000 for the construction of new outdoor washroom facility and a new septic system for the site:

**B1: Maidstone Recreation Centre Outdoor Washrooms \$625,000**

Construction of the new Maidstone Recreation Centre outdoor washrooms and new septic system for the site.

Funding for this is to be provided from the following:

- Building Lifecycle Reserve in the amount of \$125,000
- Infrastructure Reserve in the amount of \$500,000

**References:**

March 29, 2022 Special Meeting of Council, [Community & Recreation Services: Capital Priorities 2023-2026](#) Motion: SCM 12/22

Report [CRS-2022-19](#) “Municipal Buildings 2023-2027 Five (5) Year Capital Works Plan” December 13, 2022 Motion: RCM 266/22

Report [CRS-2023-18](#) “Maidstone Recreation Centre-Septic System Assessment” September 26, 2023 Motion: RCM 222/23

**Comments**

A Tender call was advertised on the Town’s website and Bids and Tenders account on February 27, 2024. In response, a total of eight (8) proponents submitted a proposal, which were virtually opened in the presence of the Purchasing Officer.

Administration, in conjunction with the architect, reviewed all submitted proposals and determined that all the proponents demonstrated an ability to satisfy the contract. The tender results are included in Attachment 1 and summarized as follows:

<b>Tenderer</b>	<b>Total Tender Price (excluding HST)</b>
Greenlight General Contracting Inc.	<b>\$514,000.00</b>
Barrinetti Construction Ltd.	\$518,000.00
TCI Titan Contracting Inc.	\$562,000.00
RC White Ltd.	\$567,850.00
Alliance General Contracting of Windsor Inc.	\$592,536.00
Vince Ferro Construction Ltd.	\$598,790.00
Boudreau Commercial Contracting Inc.	\$620,000.00
Direk Construction Inc.	\$721,300.00

All Tenderers submitted the required Bid Bond.

Based on the review of all tender submissions and relative previous experiences, Administration, in consultation with 2MK Architects Inc., recommends that Council award the tender for the Maidstone Recreation Centre New Outdoor Washroom Project, in the amount of \$514,000 (excluding HST), to Greenlight General Contracting Inc., and that the Mayor and Clerk be authorized to execute an agreement, satisfactory in form to the Town's Solicitor, with Greenlight General Contracting Inc.

## Consultations

Financial Services  
2MK Architects Inc.  
Maidstone Recreation Centre Corporation

## Financial Implications

The Town's portion of the project budget was originally approved for \$500,000 and Maidstone Recreation Centre Corporation contribution was \$60,000, as stated in CRS Municipal Buildings 5 Year Capital Plan ([CRS-2022-19](#)). At the time of that report, there was an anticipated, but not yet approved, Ontario Trillium Foundation Grant for \$150,000 which has subsequently been approved.

Therefore, the total project budget was anticipated to be \$710,000 at the time of the original report (CRS-2022-19), with \$500,000 as the Town's commitment.

The following chart summarizes the project budget that includes previously approved funding in the CRS Municipal Buildings 5-Year Capital Plan, (CRS-2022-19) and the approved Ontario Trillium Grant as follows:

<b>Cost Item</b>	<b>Amount</b>
Infrastructure Reserve (approved)	\$500,000
Donation – Maidstone Recreation Centre Corp.	\$60,000
Ontario Trillium Grant - Maidstone Recreation Centre Corp.	\$150,000
<b>Total</b>	<b>\$710,000</b>

To date, \$62,888 has been expended for architect services in designing the new outdoor washroom facility that results in providing remaining balance of available funding in the amount of \$647,112 for the construction of the new outdoor washroom facility at the Maidstone Recreation Centre.

The tendered costs are summarized below:

<b>Cost Item</b>	<b>Amount</b>
Construction (tender)	\$474,000
Contingency Allowance	\$40,000
Sub-total	\$514,000
Non-rebated HST (1.76%)	\$9,046
<b>Total</b>	<b>\$523,046</b>

The total project cost is expected to be within the approved budget allocation and therefore require less funding support from the Town's Infrastructure Reserve.

## Link to Strategic Priorities

Applicable	<a href="#">2023-2026 Strategic Priorities</a>
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

## Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Daniel Wolicki  
Manager Facilities & Energy Management

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Financial Services & Chief Financial Officer

Reviewed by:

Beth Gignac, BA Hons  
Director Community & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Summary of Tender Results - Maidstone Recreation Centre New Outdoor Washroom Facility
2	Rendering of Concept Design - Maidstone Recreation Centre New Outdoor Washroom Facility