



## 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:** May 13, 2024

**Report Number:** CRS-2024-14

**Subject:** PWES Staff Building Improvement Project – Tender Award

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### Recommendations

It is recommended:

**That** the tender of the PWES Staff Building Improvement Project in the amount of \$684,500 (excluding HST) **be awarded** to Greenlight General Contracting Inc.;

**And that** By-law 2023-75 be given first, second, third and final reading, **to authorize** the Mayor and Clerk to execute an agreement, satisfactory in form to the Town's Solicitor, with Greenlight General Contracting Inc.

### Background

At the January 26, 2023 Special Meeting of Council, the Members adopted the recommendations contained within Report [PWES-2023-01](#) "2023-2027 Public Works & Engineering Services Five-year Capital Works Plan (Motion: SCM-04/23), which included the design (2023) and construction (2024) for the Public Works & Transportation North Building Improvements.

The original Public Works & Transportation North Building is an older structure that has had two (2) major expansions to it over the years, the last being an expansion to the west that included four (4) forebays in 2001/2002. There have been no significant improvements to the kitchen, washroom, change room and employee workspace in the last 20 years.

Furthermore, at the September 12, 2023 Regular Meeting of Council and as set out in Report [PWES-2023-59](#) 'Amendment to the 2023-2027 PWES Capital Works Plan Public Works and Transportation North Building Improvements Project Update', additional funding was approved due to the expanded scope and construction costs to address limitations of the existing electrical service. During the design phase of the project, the Town's consultant determined that the existing electrical service in the building would not be sufficient to accommodate the requirement for future EV charging, therefore, a service upgrade is required.

The following recommended improvements to the Public Works and Transportation North Building are required to meet obligations under the Occupational Health & Safety Act while also improving the functionality of the overall space through renewed performance:

- A second universal washroom facility that will be accessible for staff and outside contractors (i.e., Essex Power) without having to walk through the employee change room.
- A new mud room and laundry facility.
- A relocated storage room.
- An improved change room to include a new staff washroom with shower and private change areas.
- An improved kitchen and lunch area, workstations with computers that will also include a printer, a file area for drawings, first aid and eye wash station and a whiteboard/projector area for staff training and educational webinars.
- A new HVAC system.

As a reference, highlights of the improvements are displayed through the interior floor plan design included in Attachment 1.

## Comments

A Tender call was advertised on the Town's website and Bids and Tenders account on April 5, 2024. In response, a total of seven (7) 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 2 and summarized as follows:

<b>Tenderer</b>	<b>Total Tender Price (excluding HST)</b>
Greenlight General Contracting Inc.	<b>\$684,500.00</b>
Gulf Development Inc.	\$697,355.00
TCI Titan Contracting Inc.	\$716,000.00
Vince Ferro Construction Ltd.	\$725,130.00
Barrineti Construction Ltd.	\$750,000.00
RC White Ltd.	\$795,999.00
Sabcon Inc.	\$926,000.00

All Tenderers submitted the required Bid Bond.

Based on the review of all tender submissions and relative previous experiences, Administration, in consultation with Archon Architects, recommends that Council award the tender for the PWES Staff Building Improvement Project, in the amount of \$684,500 (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

Public Works & Engineering Services  
Financial Services  
Archon Architects Incorporated

## Financial Implications

The tendered costs are summarized below:

<b>Cost Item</b>	<b>Amount</b>
Construction (tender)	\$614,500.00
Inspection and Testing Allowance	\$5,000.00
Hardware Allowance	\$15,000.00
Contingency Allowance	\$50,000.00

Sub-total	\$684,500.00
Non-rebated HST (1.76%)	\$12,047.20
<b>Total</b>	<b>\$696,547.20</b>

The following chart summarizes the project budget that includes previously approved funding transferred from PWES to the CRS 2024 One (1) Year Capital Works Plan, (CRS-2024-02) as follows:

Cost Item	Amount
Building Lifecycle Reserve	\$480,000
Infrastructure Reserve	\$320,000
<b>Total</b>	<b>\$800,000</b>

\$66,000 of the approved budget has been expended for architectural services in designing the building improvements that results in providing a remaining balance of available funding in the amount of \$734,000 for the construction tender contract.

The total project costs are within the remaining project funding balance of \$734,000 based on the tendered costs as presented in this report.

## 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 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	PWES Staff Building Improvements – Final Floor Plan Design
2	Summary of Tender Results – PWES Staff Building Improvement Project