



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 28, 2024

Report Number: CRS-2024-15

Subject: Tecumseh Arena Restoration Project – Tender Award

Recommendations

It is recommended:

That the tender of the Tecumseh Arena Restoration Project in the amount of \$2,541,618.16 (excluding HST) **be awarded** to TCI Titan Contracting Inc.;

And that By-law 2024-036 **be considered** for 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 TCI Titan Contracting Inc.

Executive Summary

The Tecumseh Arena & Recreation Complex located at 12021 McNorton Street will be undergoing a renewal of all interior spaces, including new flooring, front lobby and washroom renovations, that will modernize the aesthetics and functionality of spaces while also repairing the damage from a flooding event which occurred in 2023.

Background

At the January 17, 2024 Special Meeting of Council, the Community & Recreation Services Department presented restoration plans to refresh all public areas within the Tecumseh Arena since the flooring required replacement. Council approved the recommendation to conduct an overall refresh of the facility and to leverage the needed flooring replacement due to the flooding event in 2023.

An excerpt of the original capital allocation from Report No. CRS-2024-02, Community & Recreation Services 2024 One (1) Year Capital Works Plan, is outlined below:

A4: Arena Restoration

Previously Approved	Requested for 2024	Total Project Costs
\$891,000	\$1,880,000	\$2,771,000

As presented to Council at the SCM on January 17, 2024, CRS plans to refresh all public areas of Tecumseh Arena impacted by the 2023 flood event leveraging the arena flooring replacement and to comply with current AODA legislation. Project elements include flooring, washrooms renovation, barrier-free entry to dressing room hallway, concession upgrades, lobby updates, painting, front entrance apron and audio-visual upgrades.

Council had previously approved \$891,000 for flood damage remediation and replacement cost at the arena.

Funding for this is to be provided from the following:

- Arena Lifecycle Reserve in the amount of \$1,880,000

Reference:

Report CRS-2023-14 “Tecumseh Arena Flood Damages Assessment” August 8, 2023
Motion: [RCM-219/23](#)

January 17, 2024 Special Meeting of Council, Community & Recreation Services 2024 Capital Budget Presentation Motion [SCM-05/24](#).

Following the presentation at the SCM on January 17, 2024, Council inquired as to the feasibility of reconfiguring the main stairwell to maintain access while gaining additional space in the entry lobby area.

As a result, and as described in Report CRS-2024-04 Amendment to the Community & Recreation Services 2024 One (1) Year Capital Works Plan – Arena Restoration,

Council approved the request for additional funding of \$600,000 for the reconfiguration of the main stairwell along with renovations to 2nd level spaces.

The complete concept design rendering for the Tecumseh Arena Restoration project is illustrated in Attachment 1.

Comments

A Tender call was advertised on the Town’s website and Bids and Tenders account on May 3, 2024. In response, a total of five (5) 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:

Tenderer	Total Tender Price (excluding HST)
TCI Titan Contracting Inc.	\$2,541,618.16
Gulf Developments Inc.	\$2,800,461.00
Greenlight General Contracting	\$2,835,000.00
Vince Ferro Construction Inc.	\$2,883,015.00
Barrinetti Construction	\$2,940,000.00

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 Tecumseh Arena Restoration Project, in the amount of \$2,541,618.16 (excluding HST), to TCI Titan Contracting Inc., and that the Mayor and Clerk be authorized to execute an agreement, satisfactory in form to the Town’s Solicitor, with TCI Titan Contracting Inc.

Consultations

Financial Services
Archon Architects Incorporated

Financial Implications

The tendered costs are summarized below:

Cost Item	Amount
Construction (tender)	\$1,686,618
Inspection and Testing Allowance	\$5,000
Sport Flooring Allowance	\$440,000
Finish Hardware Allowance	\$65,000
Audio-Visual Upgrades Allowance	\$95,000
Contingency Allowance	\$250,000
Total	\$2,541,618

To avoid complexities surrounding construction impacts and scheduling, the replacement of rubber surface flooring throughout the lower level of the Arena facility has been carried as an allowance in the Arena Restoration project contract in the amount of \$440,000 that has been awarded to Jones Carpet Services Ltd./Creative Flooring.

Total project costs are summarized in the following table and had been previously outlined in the Report CRS-2024-02 Community & Recreation Services 2024 One (1) Year Capital Works Plan and in Report CRS-2024-09 Amendment to the Community & Recreation Services 2024 One (1) Year Capital Works Plan – Arena Restoration. The total project budget of \$2,911,582 is below:

Project Items	Approved Amount
Flooding Remediation (previously approved in 2023 and tendered in 2024)	\$431,582
Arena Restoration Project	\$1,880,000
Arena Restoration Project (additional funding for added project elements)	\$600,000
Total	\$2,911,582

The following table provides expended costs on related project items to date which excludes insurance cost recoveries.

Expensed Project Items	Amount
Sewer Backup Deductible	\$5,000
Repairs to Administrative Offices	\$50,943
Architectural Services Contract	\$84,156
Total	\$140,099
Approved Funding Allocation	\$2,911,582
Remaining Project Funding Balance	\$2,771,483

It should be noted that costs surrounding the replacement of the rubberized flooring will be recovered through insurance in the amount of approximately \$261,000.

The total project costs are within the remaining approved funding balance of \$2,771,483 based on the tendered costs as presented in this report.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input 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

Attachment Number	Attachment Name
1	Concept Design Rendering – Tecumseh Arena Restoration Project
2	Summary of Tender Results – Tecumseh Arena Restoration Project