

Municipality of Lakeshore – Report to Council

Operations

Capital Projects



To: Mayor and Members of Council
From: Wayne Ormshaw, Division Leader – Capital Projects
Date: October 2, 2024
Subject: Tender Award – Public Works West Yard Upgrade

Recommendation

Approve Option 3 and award the tender to Barrinetti Construction Ltd for the Public Works West Yard Upgrade in the amount of \$1,851,930.24 (including applicable HST); and

Approve an overage of \$1,221,137.00 to be funded from the Facilities Reserves as presented at the October 22, 2024 Council meeting.

Strategic Objectives

The following Strategic Objective is applicable to this project:

1a) Building and Stewarding Municipal Infrastructure - Update Asset Management Plan

Background

The existing Public Works facility at 1089 Puce Road (County Road 25) consists of one office, one washroom, and a lunch/meeting room which initially accommodated 4 staff. This facility was last renovated in 1984 which added three (3) bays facing Puce Road. Prior to the installation of the bays, all equipment was stored outside in the yard area.

The staffing level in the West Public Works facility is now 7 full-time Operations staff. Seasonally more staff are required to be accommodated (up to 10 -12 Operations staff (including summer students and winter control staffing needs)).

In order to comply with current accessibility requirements (i.e. barrier free washrooms), maintain service levels, and meet increased service demands, the facility is in need of upgrades. The current layout of the existing Public Works facility has exceeded the intended use and requires an additional office, a larger meeting/ lunchroom, an additional washroom, a locker area and changing room, as well as a new wash bay, a new truck bay and expanded exterior storage.

The Strategic Facility Needs Study, dated October 18, 2017 completed by WSP identified the following related to the West Public Works Yard:

“The West Public Works Yard is experiencing increased service delivery demands due to general growth occurring in the western half of the Town. An additional seasonal road maintenance route is scheduled to come online in the near term to help address this growth. This will create a need for a new vehicle storage bay. In addition, it is anticipated that up to two more vehicle bays (one storage bay, one wash bay) will be required at some point in the medium term. Increased office and staff amenity space will also be required. Additional outdoor site storage is required now, and this need will continue to grow in the future.”

During the 2023 budget deliberations, the Municipality recognized the need to upgrade the West Public Yard facility to include a wash bay, additional washrooms, and larger meeting and lunchroom spaces. In 2023 Council approved a budget of \$780,000 for the design and construction of these upgrades. The budget amount was based on the facility plan estimates and did not adequately account for inflation and increasing construction costs.

Comments

During the design phase, Administration collaborated with the Operations team and the consultants to prioritize critical needs while minimizing costs, resulting in the inclusion of some additional provisional items:

- Provisional Item A – This item includes the construction of an additional truck bay at the southwest end of the building. The wash bay is crucial for maintaining the fleet to help mitigate the effects of salt on snow clearing equipment along with controlling salt run off and meeting best practices for salt management during the winter control season.
- Provisional Item B – This item includes the supply and installation of a Metal Canopy for exterior storage. With the increase in the footprint for the office area, the outdoor storage canopy is essential for accommodating equipment and materials that are currently stored internally.
- Provisional Item C – This item includes the supply and installation of aluminum replacement windows in the existing garage. These windows require replacement and are at the end of their life.

Therefore, the tender included a wash bay (needed for salt management), expansion of the office area, featuring two offices, two barrier-free washrooms, a locker room, and a larger meeting and lunchroom as well as the provisional items noted above.

Based on the level of disruption during construction, a portable will be required to be placed for Public Works staff for office and lunch space. A portable washroom will also be required.

Based on the above costs related to temporary workspace, there was a need to ensure the completion was on time or ahead of schedule, as such the contract documents include an incentive over and above the contract bid amount, to encourage an early completion of the renovations. In line with industry standards a financial incentive is provided based on completing the work one month ahead of schedule. Once this date has passed the financial amount is reduced each and every weekday until the scheduled completion date, whereby only the contract bid amount will be paid.

The project was put out to tender on Wednesday August 21, 2024.

Three (3) complaint bids were received prior to the tender closing on Friday, September 20, 2024.

After bid results were posted on Bids and Tender, one of the tenderers pulled back their bid due to a bid error.

The valid tender amounts received are shown below:

Tenderer	Base Bid* (excluding applicable HST)	Base Bid* (including applicable HST)	Costs for Provisional Items (including applicable HST)	Total Cost (including applicable HST)
Barrinetti Construction Ltd	\$1,305,000.00	\$1,327,968.00	\$523,962.24	\$1,851,930.24
2490179 Ontario Ltd	\$1,566,000.00	\$1,593,561.60	\$905,664.00	\$2,499,225.60

*The base bid includes the office area expansion and one additional wash bay at the north of the building.

For clarity each provisional item is shown on Attachment 1 and the relative costs are included below (based on the low tender amount):

Provisional Item	Bid Cost (including applicable HST)
Provisional Item A (Additional truck bay)	\$405,004.80
Provisional Item B (Metal Storage Canopy)	\$99,826.56
Provisional Item C (Replacement windows)	\$19,130.88
Total	\$523,962.24

Others Consulted

JP Thompson Ltd was consulted as part of this project.

Financial Impacts

A detailed breakdown of the project costs and budget are included below:

Public Works West Yard Upgrade	Total Project Cost (including applicable HST)	Budget for Design and Construction, (including applicable HST)	Over/Under (including applicable HST)
Engineering Design, Tender and Construction Administration	\$ 98,707.00		
Temporary Portable and Washroom Costs	\$ 10,500.00		
Total Engineering and Site Prep		\$ 109,207.00	\$ -
Option 1: Public Works West Yard Upgrade (Tender Cost without Provisional Items (Base Bid))	\$ 1,327,968.00	\$ 670,793.00	-\$ 657,175.00
Early Completion Incentive	\$ 40,000.00		-\$ 40,000.00
Option 2: Public Works West Yard Upgrade (Construction Cost with Provisional Item A and C)	\$ 1,775,476.00	\$ 670,793.00	-\$ 1,104,683.00
Option 3: Public Works West Yard Upgrade (Tender Costs including all Provisional Items A, B and C)	\$ 1,851,930.00	\$ 670,793.00	-\$ 1,181,137.00
Total Recommendation (for Option 3)	\$ 2,001,137.00	\$ 780,000.00	-\$ 1,221,137.00

The total recommended costs for Option 3 above includes the \$40,000.00 Early Completion Incentive.

Administration is confident that Barrinetti Construction Ltd has the necessary experience and equipment to successfully complete the project.

Administration is recommending awarding the Public Works West Yard Upgrade to Barrinetti Construction Ltd in the amount of \$1,851,930.24 (including applicable HST) and approve the over budget amount of \$1,221,137.00 (including applicable HST) to be funded from Facilities Reserves.

The Facilities Reserve had a balance of \$2,406,415 at the end of 2023, with a forecasted deficit of \$240,523 at the end of 2024 subject to approval of this overage, the overage for Town Hall Renovations and the overage for the Glycol piping repair at the ATRC (before any grant funding).

Attachments

Attachment 1 – Site Plan Figure

Report Approval Details

Document Title:	Tender Award - Public Works West Yard Upgrades.docx
Attachments:	- Attachment 1 - Site Plan Figure.pdf
Final Approval Date:	Oct 15, 2024

This report and all of its attachments were approved and signed as outlined below:

Prepared by Wayne Ormshaw

Submitted by Krystal Kalbol

Approved by Kate Rowe and Justin Rousseau