

# Municipality of Lakeshore – Report to Council

## Operations

## Capital Projects



**To:** Mayor and Members of Council  
**From:** Wayne Ormshaw P.Eng., Division Leader – Capital Projects  
**Date:** April 7, 2025  
**Subject:** RFT for Comber Gathering Centre (Design Build)

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### Recommendation

Award the tender for RFT for the Comber Gathering Centre (Design Build) to Barrinetti Construction Ltd. for a total tender cost of \$315,837.60, including applicable HST as presented at the April 29, 2025 Council meeting.

### Strategic Objectives

2c) Developing Our Future Communities - Design and build one park per term

### Background

At the March 19, 2024 regular meeting of Council, Council approved the report: Hydro One Networks Inc. (HONI) Funding –Community Benefit Projects, Phase 1.

As outlined in the report, \$502,000 was identified to provide for a grassed parkette with benches, shade structures (gazebo), trees (including evergreens for holiday lighting).

In June 2024, 6311 Main Street, Comber was acquired by the Municipality for the location of the Comber Gathering Centre.

### Comments

Along with the acquisition of 6311 Main Street, concept drawings of the Comber Gathering Centre were completed by Landscape Effects (as per the attached) in conjunction with the Municipality during the end of 2024/beginning of 2025 for the purposes of undertaking design and construction.

Based on the concept plans the project was posted as a design build project to Bids & Tenders on Friday July 12, 2024.

Two (2) compliant bids were received prior to tender closing on Wednesday April 2, 2025 and opened in accordance with the online bidding process.

<b>Bidder</b>	<b>Total Tender Amount (excluding HST)</b>	<b>Total Tender Amount including applicable HST)</b>
Barrinetti Construction Ltd.	\$310,375.00	\$315,837.60
Greenlight General Contracting Inc.	\$542,219.50	\$551,762.57

The following contingency items were included in the Request for Tender (RFT) as unit cost items to add or reduce from the total cost tendered:

- Add an architectural railing to the perimeter of the shade structure;
- Removal/Increase numbers of benches and concrete pads;
- Removal/Increase Pathway Lighting;
- Removal/Increase Landscape trees;
- Removal/Increase Concrete sidewalk/pad; and
- Replacement of seeding with sod.

The total cost for the above contingency items is \$39,973.75.

Following tender closing, a discussion was held with the low bidder to identify if any additional savings could be recognized during the design stage of the project. The low bidder is satisfied that cost reductions can be made by utilizing the above contingency options for reductions and possible changes to the shade structure whilst remaining in keeping with the concept design appearance.

Administration is satisfied that Barrinetti Construction Ltd. has the required equipment and labour expertise to undertake this project and recommends the award of the Comber Gathering Centre (Design Build) project to Barrinetti Construction Ltd.

### **Financial Impacts**

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

<b>Watermain Replacement on West Puce Road and County Road 22</b>	<b>Project cost (including applicable HST)</b>	<b>Budget</b>
Pre-design costs including land acquisition, concept plans, advanced tree planting, etc.	\$180,359.88	
<b>Total Tender Costs</b>	<b>\$315,837.60</b>	
<b>Total Project Costs</b>	<b>\$496,197.48</b>	
<b>Total Budget</b>		<b>\$502,000.00</b>
<b>Surplus</b>		<b>\$5,802.52</b>

A surplus for the project is currently \$5,802.52. Upon project completion, this surplus and any additional recognized savings from the identified contingency items above will be returned to the Hydro One Community Benefit Project fund.

## Attachments

Attachment 1) Concept design for the Comber Gathering Centre

## Report Approval Details

Document Title:	RFT for Comber Gathering Centre (Design Build).docx
Attachments:	- Concept Street View.pdf
Final Approval Date:	Apr 22, 2025

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

Prepared by Wayne Ormshaw

Submitted by Krystal Kalbol

Approved by the Corporate Leadership Team