

May 4, 2016

Report To: Mayor and Council

From: Travis Rob, Chief Building Official

**RE: Award of Tender 16-PD-08 – Cladding Replacement, Insulation, and Painting at the Town of Fort Frances Civic Centre**

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**Background**

In the 2016 Capital Budget, funds were approved for the replacement of the metal cladding on the Civic Centre over the door ways as well as around the Council Chambers, adding insulation around the council chambers and painting interior areas in both 2016 and 2017 (pending budget approval). Tenders were distributed to six contracting firms and a mandatory site visit was conducted on April 14, 2016 where 5 firms were in attendance. Tenders were opened publically at 2:00pm on April 26, 2016 in the Committee Room in the Civic Centre where bids were received from Ed Kaun and Sons and Ryan Mason Contracting who both attended the mandatory site meeting.

**Evaluation**

The bid received from Ed Kaun and Sons acknowledged the addendum, completed the Occupational Health and Safety Agreement and specified True Line Construction as their subcontractor, however no bid deposit was included. Ryan Mason Contracting acknowledged the addendum, completed the Health and Safety agreement, specified True Line Construction and Ron Silver and Son Contracting as their subcontractors as well submitted a bid deposit. A breakdown of the tender bids is included in the following table:

Item #	Item Description	Estimated Quantity	Total Bid Price: Ed Kaun & Sons	Total Bid Price: Ryan Mason Contracting
<b>1</b>	<b>Replace Cladding Over Doors</b>			
1.1	Cladding	129 ft <sup>2</sup>	\$ 5,652.73	\$ 3,155.34
1.2	Fire Hall Cladding ( <b>Provisional upon colour selection</b> )	61 ft <sup>2</sup>	\$ 1,319.19	\$ 1,199.87
		<b>TOTAL</b>	<b>\$ 6,971.92</b>	<b>\$ 4,355.21</b>
<b>2</b>	<b>Insulation of Council Chambers</b>			
2.1	Apply approximately 3" of Spray Foam Insulation per spec	1880 ft <sup>2</sup>	\$ 10,938.10	\$ 9,024.00
2.2	House Wrap and Cladding	1880 ft <sup>2</sup>	\$ 26,849.59	\$ 22,108.80
		<b>TOTAL</b>	<b>\$ 37,787.69</b>	<b>\$ 31,132.80</b>
	<b>TOTAL CLADDING</b>		<b>\$ 44,759.61</b>	<b>\$ 35,488.01</b>
<b>3</b>	<b>2016 Painting</b>			
3.1	Main Hallways Upstairs	2044 ft <sup>2</sup>	\$ 3,372.60	\$ 3,066.00
3.2	Deputy Clerk Area	386 ft <sup>2</sup>	\$ 1,104.30	\$ 579.00

3.3	Painted Areas of Admin and Finance Area	40 ft <sup>2</sup>	\$ 365.44	\$ 75.00
3.4	Main Entrance Foyer	1677 ft <sup>2</sup>	\$ 3,689.13	\$ 2,734.75
		<b>TOTAL 2016</b>	<b>\$ 8,531.47</b>	<b>\$ 6,454.75</b>
<b>4</b>	<b>2017 Painting (Provisional on 2017 Budget)</b>			
4.1	Church Street Entrance	944 ft <sup>2</sup>	\$ 2,332.72	\$ 1,652.00
4.2	Downstairs Hallways and Washroom entrances	2200 ft <sup>2</sup>	\$ 3,630.00	\$ 3,300.00
4.3	Rear Stairwell	671 ft <sup>2</sup>	\$ 1,291.68	\$ 1,174.25
4.4	CBO Office	380 ft <sup>2</sup>	\$ 907.44	\$ 570.00
4.5	By-Law Enforcement Office	460 ft <sup>2</sup>	\$ 1,040.44	\$ 690.00
4.6	POA Office	390 ft <sup>2</sup>	\$ 923.94	\$ 585.00
		<b>TOTAL 2017</b>	<b>\$ 10,126.22</b>	<b>\$ 7,971.25</b>
		<b>TOTAL PAINTING</b>	<b>\$ 18,657.69</b>	<b>\$ 14,426.00</b>
<b>5</b>	<b>Contingency</b>		<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>

**TOTAL TENDER PRICE: \$ 73,417.30 \$ 59,914.01**

Total 2016 Price	\$ 53,291.08	\$ 41,942.76
Town's Portion HST	\$ 937.92	\$ 738.19
<b>TOTAL 2016</b>	<b>\$ 54,229.00</b>	<b>\$ 42,680.95</b>

Subtotal 2017 Price	\$ 10,126.22	\$ 7,971.25
Town's Portion HST	\$ 178.22	\$ 140.29
<b>TOTAL 2017</b>	<b>\$ 10,304.44</b>	<b>\$ 8,111.54</b>

Both bids were complete and contained no mathematical errors and contain \$10,000.00 in contingency. Both bid submissions were below the funds allocated in the 2016 Capital Budget.

#### **Recommendation**

It is the recommendation of Administration to award the contract for cladding replacement, insulation, and painting at the Civic Centre to Ryan Mason Contracting for a total tender price of \$59,914.01 plus the Town's portion of HST (\$41,942.76 in 2016 and \$79,71.25 in 2017 plus the Town's portion of HST) including \$10,000.00 in contingency.

The matter was discussed at the May 2, 2016 meeting of the Planning and Development Executive Committee where they recommended that all painting be completed in 2016 resulting in a \$4679.89 budget overage. The recommendation was sent to the May 3, 2016 meeting of the Administration and Finance Executive Committee where they agreed that the painting should be completed in 2016. The recommendation from PDEC and AFEC are attached to this report for reference.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Travis Rob", with a stylized flourish at the end.

Travis Rob, EIT  
Chief Building Official, Facilities/Special Projects Coordinator

Council approval of this report will agree with the recommendation of the Planning and Development Executive Committee and Administration and Finance Executive Committee to award Tender 16-PD-08 to Ryan Mason Contracting including all painting to be completed in 2016, and further an executing by-law be prepared