

April 13, 2017

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official and Municipal Planner

SUBJECT: Award Tender 17-PD-04 Civic Centre, Public Works Building, Sunny Cove, Memorial Sports Centre and Children's Complex Capital Renovation Tender

During the week of March 9, 2017, the Town advertised for a Tender Call for the above stated work with the tender closing on Tuesday April 4, 2017. Advertisements were placed in the Fort Frances Times and on the Fort Frances Town website.

Seven (7) tender packages were distributed to construction contractors and/or suppliers with Two (2) Contractors submitting tender bids;

Contractor	Price (HST excluded, including \$25000.00 Contingency Allowance)
Quality Builders	\$280,552.28
Ryan Mason Contracting LTD	\$343,439.84

The work tendered consists of Ten (10) individual projects to be completed by the fall of 2017 as follows with breakdown:

Job	Description	Budget	Quality Builders	Ryan Manson Contracting LTD
1.	Civic Centre Entrance Flooring	\$50000.00	\$49065.70	\$53535.70
2.	Memorial Auditorium Floor	\$14000.00	\$43258.00	\$47171.00
3.	Memorial Auditorium Bar	\$7000.00	\$15950.00	\$19220.00
4.	52 Canadians Meeting Room Windows	\$3000.00	\$5500.00	\$5200.00
5.	Public Works Staff Room/Stores	\$40000.00	\$40053.90	\$41101.10
6.	Children's Complex	\$65000.00	\$38905.00	\$49839.00
7.	Fort Frances Museum Roof	\$50000.00	\$19770.80	\$35961.00
8.	Public Works Landscaping	\$25000.00	\$14139.80	\$30990.20
9.	Ladies Sauna Memorial Sport Centre	\$8000.00	\$6933.00	\$12000.00
10.	Sunny Cove	\$8000.00	\$21972.08	\$23421.84
11.	Contingency Fund		\$25000.00	\$25000.00
	Total	\$270 000.00	\$280,552.28	\$343,439.84

The winning low tender bid was Quality Builders.

Some jobs in the tender prices came in over budget. Analyzing the tender bid prices in comparison to budget allocation accounts, the following jobs have been deleted from the scope of tender 17-PD-04:

Job	Description	Budget	Quality Builders	Ryan Manson Contracting LTD
2.	Memorial Auditorium Floor	\$14,000.00	\$43,258.00	\$47,171.00
4.	52 Canadians Meeting Room Windows	\$3000.00	\$5500.00	\$5200.00
5.	Public Works Staff Room/Stores Partial Painting in Bathrooms	\$40,000.00	\$1681.40	\$2017.40
10.	Sunny Cove	\$8000.00	\$21,972.08	\$23,421.84

The jobs listed above will be either placed on the 2018 capital budget for consideration or completed by obtaining three quotes for completion in the 2017 budget year.

Job 7. "Fort Frances Museum Roof" Is provisional upon approved grant and budget funding for 2017. The Trillium Fund has been awarded to the Town of Fort Frances \$77, 000.00. in 2017. The \$77, 000.00 is granted to the Town of Fort Frances only if equally matched money is available. An application has been submitted to FedNor for funding to match the Trillium Grant, but has not yet been awarded. The deadline for completion of projects under the Trillium funding is March 31, 2018. The Museum roof is part of a job scope which the roof, a public access of barrier free washroom and barrier free entrance ramp will be completed. The replacement of the roof was included in this tender separate of the barrier free works. For the Town to utilize the Trillium Fund, it will need the matching \$77 000.00 to ensure funding is not lost. If Council was to commit the matching funds within the Capital budget, the works could get underway in concert with the construction of the Rainy Lake Square; and pending the successful receipt of the FedNor funds, the expended amounts would be likely eligible for reimbursement under this funding.

Below is a final breakdown of the tender with job scope to be completed:

Summary of Tender Prices

Project	Budget Allocation	Ryan Mason Bid	Quality Builders Bid	Contingency	Sub total	Town's portion HST	Total Town Cost	Revised Budget Allocation
Civic Centre Floor Replacement	\$ 50,000.00	\$ 53,535.70	\$ 49,065.70	\$ 3,500.00	\$ 52,565.70	\$ 925.16	\$ 53,490.86	\$ 53,500.00
MSC Bar Renovation	\$ 7,000.00	\$ 19,220.00	\$ 15,950.00	\$ 1,000.00	\$ 16,950.00	\$ 298.32	\$ 17,248.32	\$ 17,300.00
PW Stores/Coffee Room Reno	\$ 40,000.00	\$ 41,101.10	\$ 38,372.50	\$ 1,000.00	\$ 39,372.50	\$ 692.96	\$ 40,065.46	\$ 40,100.00
Children's Complex Roof	\$ 65,000.00	\$ 49,839.00	\$ 38,905.00	\$ 2,500.00	\$ 41,405.00	\$ 728.73	\$ 42,133.73	\$ 42,200.00
Museum Roof Replacement*	\$ 50,000.00	\$ 35,961.00	\$ 19,774.80	\$ 3,000.00	\$ 22,774.80	\$ 400.84	\$ 23,175.64	\$ 23,200.00
Public Works Grading	\$ 25,000.00	\$ 30,990.20	\$ 14,139.80	\$ -	\$ 14,139.80	\$ 248.86	\$ 14,388.66	\$ 14,400.00
Ladies Pool Sauna	\$ 8,000.00	\$ 12,000.00	\$ 6,933.00	\$ 700.00	\$ 7,633.00	\$ 134.34	\$ 7,767.34	\$ 7,800.00
		\$ 242,647.00	\$ 183,140.80	\$ 11,700.00	\$ 194,840.80	\$ 3,429.20	\$ 198,270.00	\$ 198,500.00

	Original Budget	Revised Budget	Difference
Corporate Projects Reserve	\$ 40,000.00	\$ 39,500.00	\$ (500.00)
Corporate Building Reserve	\$ 90,000.00	\$ 93,600.00	\$ 3,600.00

It is recommended by Administration that the following be approved:

1. That the reduced scope Tender 17-PD-04 2017 Civic Centre, Public Works Building, Sunny Cove, Memorial Sports Centre and Children's Complex Capital Renovation be awarded to Quality Builders for \$198,270.00 total cost to the Town including contingency.
2. That Council allocate \$77,000.00 matching funds from reserves to ensure funding is not lost from the Trillium Fund for the replacement of the roof, a public access of barrier free washroom and barrier free entrance ramp at the Fort Frances Museum
3. That an authorizing by-law be prepared to authorize the Mayor and Clerk to execute the agreement with Quality Builders on behalf of the Corporation of the Town of Fort Frances.

Respectfully submitted,

Chief Building Official/Municipal Planner

Originally Signed

Tyson Dennis

Council approval of this report will ensure the following:

- 1. That the reduced scope Tender 17-PD-04 2017 Civic Centre, Public Works Building, Sunny Cove, Memorial Sports Centre and Children's Complex Capital Renovation be awarded to Quality Builders for \$198,270.00 total cost to the Town including contingency.**
- 2. That Council allocate \$77,000.00 matching funds from reserves to ensure funding is not lost from the Trillium Fund for the replacement of the roof, a public access of barrier free washroom and barrier free entrance ramp at the Fort Frances Museum**
- 3. That an authorizing by-law be prepared to authorize the Mayor and Clerk to execute the agreement with Quality Builders on behalf of the Corporation of the Town of Fort Frances.**