

**Committee of the Whole Meeting
June 14, 2021**

Report #PRC-2021-13

Award Tender #T21-22 New Town Hall Renovation and Addition

Recommendation

That Report #PRC-2021-13 be received;

And further that Tender T21-22 be awarded to Matheson Constructors Limited for the construction and renovation works to deliver the new Town Hall at 25 Albert Street in Alliston, in accordance with their proposal dated June 10, 2021 for the upset fee of \$14,526,000 plus applicable taxes.

And further that a project contingency allowance in the amount of \$1,015,000 plus applicable taxes be approved within which the General Manager of Infrastructure and Development, or their designate, is authorized to make amendments to the scope of work;

And further that a by-law be enacted authorizing the Mayor and Clerk enter into an agreement with Matheson Constructors Limited in accordance with Tender T21-22.

Objective

The objective of this report is to provide Council with the results of Request for Tender #T21-22, New Town Hall renovation and addition at 25 Albert Street, Alliston. This report will outline the tender results and provide Council with a recommendation of award to the lowest compliant bid submission.

Background

On December 23, 2019 Council passed motion #2019-332 which stated:

Be It Resolved That Report #ENG-2019-44 be received;

And Further That all direction to staff with regard to the New Administration Centre including any proposed locations, demolition and/or sale of any property including 25 Albert Street be placed on hold until a collective direction of Council is provided to staff with regard to the same.

With the passing of this motion the works that had been awarded to +VG were halted and the consultant was paid for all services rendered to date. The only costs incurred on the project since this date were those applicable to the rental of the temporary site fencing around the building on site post demolition and abatement activities.

On November 2, 2020 Council discussed ideas for 25 Albert Street West and surrounding properties which identified some potential considerations of alternate uses of the lands and delivery of a New Town Administration centre space. Along with this proposal the item became part of the committee of the whole budget working session deliberations as a result of other project investment needs being identified relating to aging infrastructure that would only act as an interim measure to a long term accommodation need.

On December 14, 2020, as part of the 2021 Business Plan, Council passed motion #2020-209 authorizing the updated budget for the Town Administration Centre project at 25 Albert Street West, Alliston and recommencing the project.

On January 21, 2021 the Town issued Request for Pre-Qualification document #RFPQ21-01 for the pre-qualification of General Contractors, Mechanical and Electrical Subcontractors for the upcoming Town Administration Centre Project Tender.

Upon closing on February 18, 2021 the review team evaluated each proposal and completed a short list of 8 General Contractors, 6 Mechanical Sub-Contractors, and 4 Electrical Sub-Contractors.

On March 1, 2021 Council passed motion #2021-56 which stated:

That Report #PRC-2021-01 be received;

And further that staff be directed to proceed with the single source award to +VG, The Ventin Group LTD, for the project re-start, continued detail design, and contract administration services for the upset fee of \$479,672 plus HST, in accordance with their proposal dated January 19, 2021;

And further that a 10% project contingency allowance in the amount of \$50,000 plus HST be approved, within which the General Manager of Infrastructure and Development, or their designate, is authorized to make amendments to the scope of work.

The project recommenced with the continuation of the detailed design in preparation for the final design submission, site plan submission, and final tender package for issuance to the market.

Comments and Considerations

On April 29, 2021, Request for Tender #T21-22 was issued to a short list of pre-qualified General Contractors, Mechanical Contractors, Electrical Contractors, and

publicly for all remaining trades to submit pricing for the delivery of Construction and Renovation works for the New Town Hall at 25 Albert Street in Alliston.

RFT #T21-22 was advertised on the Town's website and publicly listed with the Town's bidding services provider for online bids and tenders. Upon closing on June 10, 2021, a total of six (6) bids were received. Of the bids submitted, Five (5) bids received met the mandatory criteria outlined in the RFT and in accordance with the Town's Procurement By-Law. One (1) submission was disqualified upon submission as it was received after the deadline and was not opened.

The Five compliant submissions on this Tender were received from:

1. Buttcon Limited
2. J.R. Certus Construction Company Limited
3. M.J. Dixon Construction Limited
4. Matheson Constructors Limited
5. Percon Construction Inc.

Given that the list of General Contractors were identified through a thorough Pre-Qualification process the Town has confidence that each bid submission has not only the experience, but the capacity and capabilities to complete the works included in this Tender. A summary of the bids received can be found as Attachment #1.

The scope of work for this project shall include the renovation, addition, and site development required to transition the existing school house building into a new Town Hall space. It will include but not be limited to all site development works including parking lot construction, hard and soft landscaping and site lighting requirements, all new addition construction including footings, foundations, building envelope, and interior finishes and services, as well as all interior renovations, building envelope revisions, and all interior finishes and services required to deliver the project as described in the tender documents.

Additional tenders will be necessary for the delivery of all Furnishings, Fixtures, and Equipment not included in this tender #T21-22. It is anticipated that the total construction duration will take approximately fourteen (14) months to complete upon site mobilization.

Financial Considerations

The financial considerations for this report are outlined in the table below. They include the costs to be awarded in accordance with the results of RFT #T21-22 as well as the requested project contingency and HST impact on the project budget. In addition the table will outline the costs incurred to date on this project including consulting fees, full and selective demolition, and other ancillary costs expended in the delivery of this

project. The table will also outline future anticipated costs and the funds associated with each item as they are required in order to deliver the project successfully.

As part of the delivery of this project staff are requesting a project contingency in the amount of \$1,015,000 plus applicable taxes be approved within which, the General Manager of Infrastructure and Development, or their designate, is authorized to make amendments to the scope of work. Based on the size and scope of the project staff are recommending an approximate 7% rather than a traditional 10% contingency.

The recommended contingency would be used for risk mitigation of any unknown costs that may result from subsurface and utility works, hidden or unknown building conditions, conflict and coordination issues which arise, as well revisions necessary to ensure constructability of the design intent. Given the size and complexity of the contract, and although every effort was made to expose as many unknown conditions while creating a coordinated document package, these risks cannot be fully mitigated.

The summary table is below:

Description	Cost
Consulting Costs Awarded - +VG The Ventin Group.	\$1,231,099
Demolition and Selective Demolition - Salandria	\$624,953.36
Misc. Costs Incurred to Date	\$70,370.40
Sub-total costs incurred or committed to date.	\$1,926,422.76
Award of RFT 21-22 - Matheson Construction Ltd.	\$14,526,000
Project Contingency	\$1,015,000
Items Required - Furnishings, Fixtures & Equipment, IT Infrastructure, Specialty Equipment.	\$1,450,000
Sub-Total Costs	\$18,917,422.76
Plus H.S.T. (13%)	\$2,459,264.96
Less Applicable Tax Rebate (86.461538%)	(\$2,126,318.31)

Total Costs (Including actual and forecasted costs)	\$19,250.369.41
Total Approved Funding	\$19,312,000
Project Variance Favourable	\$61,630.59

As a result of the costs incurred to date for design investigation efforts and current award costs associated with this Tender award, future equipment purchases and contract administration fees still to come from the project; This results in a favourable variance of \$61,630.59.

Respectfully submitted:



Daniel Burton
 Director of Parks, Recreation and Culture

Attachments:

- [Attachment #1 - Bid Summary T21-22](#)

Approved By:	Department:	Status:
Daniel Burton, Director of Parks, Recreation and Culture	Parks, Recreation and Culture	Approved - 10 Jun 2021
John Henry CPA, CMA, Director, Financial Services / Treasurer	Finance	Approved - 11 Jun 2021
Bruce Hoppe, MCIP, RPP, GM, Infrastructure & Development	Infrastructure and Development Division	Approved - 11 Jun 2021
Blaine Parkin, P. Eng., CAO	CAO	Approved - 11 Jun 2021

TOWN OF NEW TECUMSETH

**CONSTRUCTION / RENOVATION
NEW ADMINISTRATION CENTRE, 25 ALBERT STREET, ALLISTON, ON
T21-22**

SUMMARY OF QUOTES - THURSDAY, JUNE 03, 2021

Vendor	Subtotal	HST 13%	Total
Matheson Constructors Limited	14,526,000.00	1,888,380.00	16,414,380.00
J.R. Certus Construction Company Limited	15,336,000.00	1,993,680.00	17,329,680.00
M.J. Dixon Construction Limited	16,663,000.00	2,166,190.00	18,829,190.00
Percon Construction Inc.	16,909,000.00	2,198,170.00	19,107,170.00
Buttcon Limited	17,361,000.00	2,256,930.00	19,617,930.00