

THE MUNICIPALITY OF LAMBTON SHORES

Report DCS 17-2024

Council Meeting Date: May 14, 2024

TO: Mayor Cook and Members of Council
FROM: Ashley Farr, Director of Community Services
RE: Coverall Building Tender Award - 9575 Port Franks Road
RECOMMENDATION:

THAT Report DCS 17-2024 regarding the Tender award for the 9575 Port Franks Road – Coverall Building project be received;

THAT the Tender received from Britespan Building Systems of Ontario Inc. for the submitted price of \$269,944.57 including HST be accepted;

THAT the tender received from McCann Redi-Mix Inc. for the submitted price of \$96,044.35 including HST be accepted; and

THAT the Mayor and Clerk be authorized to execute any contract or other documents.

SUMMARY

This report recommends the award of a Tender to a Supplier for supply and installation of a 60-foot X 98-foot fabric coverall structure located at 9575 Port Franks Road. This report also recommends the award of a Tender to a Contractor for construction of necessary surface and electrical base works required for installation of the coverall structure. This report recommends that the Tenders be awarded to Britespan Building Systems of Ontario Inc. (Britespan) for the submitted price of \$269,944.57 including HST and McCann Redi-Mix Inc. (McCann) for the submitted price of \$96,044.35 including HST, respectively.

BACKGROUND

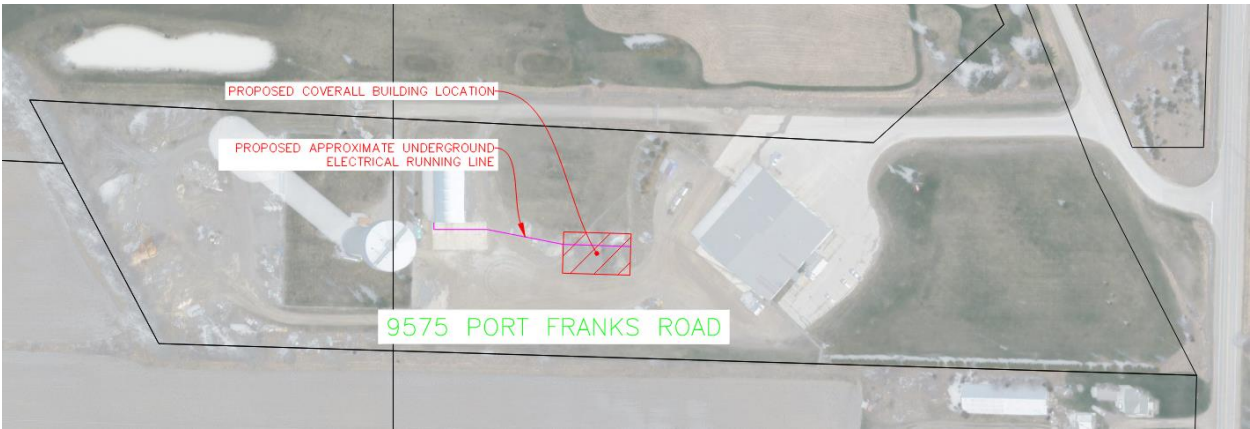
At its April 30, 2024 meeting, Council made the following motion:

THAT Report DCS 13-2024 regarding the Tender award for the Forest Memorial Community Centre Demolition project be received;

THAT the Tender received from Schouten Excavating Inc. for the submitted price of \$306,178.02 including HST be accepted; and

THAT the Mayor and Clerk be authorized to execute any contract or other documents.

Within the old arena portion of the Forest Memorial Community Centre, Staff have routinely stored various operations equipment in the space. With the demolition set to commence early July of 2024, Staff now require a new permanent storage space to utilize. WSP Canada Limited (WSP) was consulted to provide professional recommendations on the required granular and asphalt base required to support the coverall building, and RFT 2024-22 and subsequent quotes were solicited for these works. The new building is proposed roughly in the location of the following image:



This report provides a recommendation to Council to award a Tender for the supply and installation of a coverall building at 9575 Port Franks Road as per RFT 2024-22, and a Tender for the supply and installation of all necessary associated civil and electrical base works required for the building.

The tender for the coverall building was released in April of 2024 and closed on May 2, 2024, with one (1) submission received. The results are presented below:

Bidder Name	Total Tender Incl. HST
Britespan Building Systems of Ontario Inc.	\$269,944.57

The tender submission has been checked for accuracy with no errors found. The lowest tender was found to be in accordance with the specifications and requirements of the tender documents. Britespan is a well-known contractor capable of undertaking this type of project.

Subsequently, Staff engaged WSP to provide professional recommendation on the necessary geotechnical granular and asphalt makeup required to support the coverall building. Contractors were solicited for formal pricing with three (3) submissions received, all above anticipated cost based on the recommendations of WSP. The results are presented below:

Bidder Name	Total Tender Incl. HST
McCann Redi-Mix Inc.	\$96,044.35
Sev-Con Paving	\$97,766.47
Armstrong Paving and Materials Group Ltd.	\$103,189.75

The submissions have been checked for accuracy with no errors found. The lowest submission was found to be in accordance with the specifications and requirements of the scope of work. McCann is a well-known contractor capable of undertaking this type of project.

Based on this, staff are recommending that the contracts be awarded to Britespan and McCann, respectively.

As the Community Centre demolition project is expected to begin in early July of 2024, installation of the coverall building before that time allows staff the opportunity to directly move the currently stored infrastructure to the coverall and not subject it to outdoor storage. Both projects have the timeline set-up to support this.

ALTERNATIVES TO CONSIDER

No other alternatives are presented. The tenders for these projects were released in keeping with the Municipality's Procurement and Asset Disposal Policy to ensure the Municipality is receiving market competitive price for the contracted work.

RECOMMENDED ACTIONS

Staff are recommending that the projects be awarded to Britespan Building Systems of Ontario Inc. and McCann Redi-Mix Inc. for the submitted prices of \$269,944.57 including HST and \$96,044.35 including HST, respectively.

FINANCIAL IMPACT

The 2024 capital budget includes \$275,000 for the Coverall building. The Net of HST price of the tender submitted from Britespan Building Systems of Ontario Inc. is \$243,093.45. The Net of HST price submitted by McCann Redi-Mix Inc. is \$86,490.91.

Staff recommends that the additional funds required for the project come from the Forest Arena Demolition capital budget savings as there are sufficient funds available.

CONSULTATION

Janet Ferguson, Director of Financial Services
 Nick Verhoeven, Director of Public Works
 Sam Shannon, Infrastructure Manager