

## THE MUNICIPALITY OF LAMBTON SHORES

**Report CAO 15-2022**

**Council Meeting Date: October 18, 2022**

**TO:** Mayor Weber and Members of Council

**FROM:** Steve McAuley, CAO

**RE:** Northville Firehall and Public Works Building Renovation

**RECOMMENDATION:**

**THAT** Report CAO 15-2022 regarding the Northville Firehall and Public Works Building Renovation be received; and

**THAT** D. Grant Construction Limited be authorized to proceed with the installation of a new overhead door in the Northville Firehall at an estimated cost of \$158,779.07 inclusive of HST.

---

### **SUMMARY**

This report presents a quote received from D. Grant for the installation of an overhead door in the Northville Firehall and an update on the proposed renovations to the Public Works building.

### **BACKGROUND**

In the 2021 budget, Council approved two capital projects to be completed that would be partially funded through a grant program known as the ICIP COVID-19 Resilience Infrastructure Stream of funding. The two projects approved were a Beach Shelter for the Grand Bend Beach and renovations to the Northville Firehall and Public Works building. The projects were budgeted as follows:

Project	Total Cost	Approved Grant	Municipal Contribution
Grand Bend Beach Shelter	\$175,000.00	\$175,000.00	-
NV Firehall and PW Reno	\$230,000.00	\$190,771.00	\$39,229.00

The Grand Bend Beach Shelter was completed in 2021. The renovations to the Northville Office included both the installation of a new overhead door and renovations to the existing meeting room. The installation of the overhead door will enable the two fire vehicles to park side-by-side, as opposed to back-to back. This will aid in both response time and add to the efficiencies of utilizing the proper equipment only. In addition to this work, the existing meeting room in the Public Works office, which serves as both a

meeting room and the Emergency Operations (EOC) Centre, was planned to be made larger to act as both a training room and a larger EOC.

In June, a public tender was advertised for the installation of the overhead door. Unfortunately, no tenders were received. Presumably this is due to the construction economy that we are currently experiencing and the fact that it is a relatively small job for most contractors but likely too much for a “handyman” as it does involve structural steel, concrete etc.

In an effort to get this project completed, staff approached D. Grant Construction Limited and requested a quote from them. As Council is aware, D. Grant are the general contractors currently constructing the new administration building. The thought was that because they are currently on-site, they may agree to undertake the work. D. Grant agreed to price the work out and their quotation is attached for Council’s review. While the quote of \$154,779.07 (incl. HST) is higher than expected for that portion of the project, D. Grant has itemized all the work and included some backup for the larger sub-contractors; staff is comfortable that the price is fair in this market. The one caveat that they did attach to the quote is that the work proceed immediately while they are on-site working on the administration building.

At this point, the final floor plan layout for the meeting room has been completed and is attached for Council’s information. The renovation will involve a number of walls be removed to create a training room suitable for approximately 30 people. This will also create an EOC that can comfortably seat the Emergency Control Group along with other stakeholders who are often involved in emergency operations (e.g. OPP, Hydro, etc.). In addition, the current front counter area will be removed and one additional office installed for the Public Works administrative Assistant. The intent is that the Public Works Office area can be wholly separated from the new training room which will allow it to be available outside of working hours when full-time staff are not present.

Once the work is completed the current offices in the Northville PW Office will be filled by the following positions:

- Roads Manager
- Recreation Manager
- Drainage Superintendent
- Fire Training Officer
- Public Works Administrative Assistant

In addition to the work noted above, the current Fire Chief Office will be converted to storage, and the current radio room will be converted to a fire laundry facility.

### **ALTERNATIVES TO CONSIDER**

Council could decide to retender the overhead door project, however based on the past interest in the project, staff is not confident in receiving any bids.

### **RECOMMENDED ACTIONS**

Staff is recommending authorizing D. Grant to proceed with installation of the new overhead door based on the quote submitted of \$154,779.07. Staff will finalize the other internal renovations and seek quotations for Council's consideration at a future meeting.

### **FINANCIAL IMPACT**

The cost of the overhead door is within the current approved budget for the overall project. Staff will confirm the costs of the remainder of the work and if necessary, adjust the budget in the 2023 budget which Council will have the chance to consider.

### **CONSULTATION**

Lawernce Swift – Fire Chief