

To: David Creery, Chief Administrative Officer
From: Craig Wallace, Manager of Building & Facilities
Re: South Gate Centre Addition & Renovation – Tender Award

AIM

To award a tender for the South Gate Centre Addition and Renovation project.

BACKGROUND

The 2023 Capital Budget for this project has an approved budget of \$9,010,000 with City funding of \$7,810,000 and South Gate funding of \$1,200,000.

COMMENTS

The work under this contract generally consists of a 12,700 square foot addition to the existing building, producing a total area of almost 27,000 square feet. The addition consists of a 5,500 square foot hall which can be divided into three spaces, an atrium, a lounge and reception area. Renovations include an area of approximately 2,800 square feet and includes accessible washrooms, servery, storage and mechanical room and the café/bar. Site work includes a new entrance to Victoria Street South, a new main entrance to the building, parking lot improvements, new upgraded hydro and water services and landscaping.

Tenders for this project closed on Thursday May 2, 2024. The following 8 tender submissions were received and include HST.

- Elgin Contracting and Restoration Ltd..... \$7,178,890.00
- PK Construction..... \$7,312,117.00
- Aveiro Constructors Ltd..... \$7,737,788.00
- Trigon Construction Management..... \$7,593,600.00
- Reid & Deleye Contractors Ltd..... \$7,627,740.84
- Gateman Milloy..... \$7,563,090.00
- Sierra General Contractors Inc..... \$8,311,150.00
- STM Construction Ltd..... \$8,964,302.43

According to the City’s purchasing policy, Council must approve any tender award in excess of \$750,000.00.

Elgin Contracting and Restoration Ltd located in St Thomas, Ontario is the low bidder and has satisfactorily included all of the required supporting information with their tender bid. Staff is supportive of the decision to enter into a contractual agreement with Elgin

Contracting and Restoration Ltd. The Architect has also reviewed the bids and recommends “the Contract be awarded to Elgin Contracting and Restoration Ltd.”

The anticipated cost of construction is as follows:

• Contract.....	\$6,353,000	excludes HST
• Consultant’s Fees.....	\$473,000	
• HST.....	\$150,000	
• Contingency.....	\$700,000	
Total.....	\$7,676,000	

The contract amount does not include a contingency allowance. A contingency is an amount to allow for items, conditions, or events that are unforeseen or cannot be estimated. Staff are recommending a 10% contingency allowance. The total cost to the Capital Budget program is approximately \$7,676,000.

Elgin Contracting has indicated the work can be commenced within 60 calendar days from the date of notification of Award of Contract and complete all of the work within 56 weeks.

RECOMMENDATION

That Woodstock City Council award the tender for the South Gate Centre Addition and Renovation to Elgin Contracting and Restoration Ltd in the amount of \$7,178,890.00 inclusive of HST.

Authored by: Craig Wallace, CET, Manager of Building & Facilities

Approved by: Harold deHaan, P.Eng., City Engineer

Approved by: David Creery, M.B.A., P. Eng., Chief Administrative Officer