

Grand River Conservation Authority

Report number: GM-10-22-83

Date: October 28, 2022

To: Members of the Grand River Conservation Authority

Subject: Brant Shop Construction Award Recommendation

Recommendation:

THAT the Grand River Conservation Authority (GRCA) award the tender for the Brant Shop Construction to PK Construction of Tillsonburg, Ontario for the amount of \$1,382,600.00 excluding HST;

AND THAT a total budget of \$1,600,000.00 excluding HST be approved.

Summary:

N/A

Report:

The former Brant workshop was demolished as part of efforts to remediate the Site due to a fuel oil leak that was detected in March 2019. The fuel oil contamination has been removed and the clean-up accepted by both Technical Standards & Safety Authority (TSSA) and the Ministry of Environment, Conservation, & Parks (MECP). Please see GRCA Board reports GM-06-19-66 & GM-09-19-91 for details.

The GRCA retained John MacDonald Architects (JMA) for the design, approvals, and construction oversight for the proposed Brant workshop replacement. The finalized design includes a wood frame construction on a concrete slab-on-grade floor. The proposed building includes a lunch room, accessible washroom, heated bay, two non-heated bays, and parking, new septic, etc. and covers an area of 284 m².

A public pre-qualification process for potential contractors was undertaken with eight (8) successfully pre-qualified for the proposed workshop. An invitational tender was issued to the pre-qualified contractors with five (5) of the eight (8) providing submissions.

The tender submission were opened with an opening committee consisting of Lisa Keys, Director of Land Management, Sonja Radoja, Manager of Corporate Services, Brad Straus – Brant Park Conservation Area Superintendent, Ashley Jarden - Project Lead from JMA, and Alan McKee, Project Supervisor. The tender submissions were opened in the virtual presence of everyone while sharing the screen through Microsoft Teams. The results of the tender process are shown below in Table 1.

Table 1: Tender Results

Rank	Company	Tender Amount (excluding HST)
1	PK Construction	\$1,382,600.00
2	Bestco Construction	\$1,388,870.00
3	1014542 Ontario Inc. TRP General Contractors	\$1,570,000.00

Rank	Company	Tender Amount (excluding HST)
4	Dakon Construction	\$1,696,000.00
5	Devlan Construction	Incomplete Submission

Staff are satisfied with PK Construction's submission as it aligns with our requirements and budget. JMA also reviewed the bid for irregularities, completeness, and recommend the work be awarded to PK Construction.

The tender did not include a contingency; therefore, it is proposed that a budget be approved with an internal contingency added. The total proposed budget is shown in Table 2.

Table 2: Budget

Tender Amount	\$1,382,600.00
Contingency	\$217,400.00
Total budget excluding HST	\$1,600,000.00

Financial Implications:

Funding for this project is included in the Conservation Area Capital budget in 2022 and will be incorporated/carried over into the budget for 2023 as applicable. A total of \$1,600,000 will be budgeted for 2022/2023 for the construction costs to rebuild the Brant Maintenance Shop. In 2020 insurance proceeds of \$250,000 were received and related to 2019 expenses for site restoration. Additional insurance proceeds in the amount of \$331,000 will be used to offset construction/rebuild costs. Of the \$331,000 GRCA received \$292,000 in 2020 and these proceeds were placed into the Conservation Area reserve. The strategy for funding Conservation Area capital projects is to first utilize park revenue in excess of operating expenses and any additional funding required will be drawn from the conservation area reserve. The Conservation Area reserve as at December 31, 2021 is \$5.0 million.

Other Department Considerations:

N/A

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Approved by:

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