



**To:** COUNCIL  
**Meeting Date:** 3/25/2025  
**Subject:** **W.G. Johnson Facility Upgrade Needs**  
**Submitted By:** Sheryl Ayres, Chief Financial Officer  
**Prepared By:** David Mawdsley, Manager of Procurement  
**Report No.:** 25-009-CRS  
**File No.:** Q24-98  
**Wards Affected:** Ward 2

### **RECOMMENDATION(S):**

THAT Report 25-009-CRS W.G. Johnson Facility Upgrade Needs be received;  
AND THAT Request for Quotation # Q24-98 – W.G. Johnson Facility Upgrade Needs be awarded to Bestco Construction Ltd., ON in the amount of \$246,709, excluding applicable taxes;  
AND FURTHER THAT it is recommended to draw \$149,496 from the Capital Works Reserve Fund in order to complete this project.

### **EXECUTIVE SUMMARY:**

#### **Purpose**

This report provides information to Council on the procurement process in relation to facility upgrade needs at the W.G Johnson Centre.

#### **Key Findings**

The City undertook an open competitive process for qualified contractors in order to complete the required work.

#### **Financial Implications**

City staff are recommending that Q24-98 – W.G. Johnson Facility Upgrade Needs be awarded to Bestco Construction Ltd., ON in the amount of \$246,709 excluding applicable taxes. Additional funding of \$149,496 is required to award this project, to be drawn from the Capital Works Reserve Fund.

## **STRATEGIC ALIGNMENT:**

Strategic Action

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

**OR**

Core Service

**Program: Procurement**

**Core Service:** Procurement

## **BACKGROUND:**

The City undertook an open competitive Request for Quotation (Low-Bid) process to procure professional construction services from a qualified vendor to carry out facility upgrades at the W.G Johnson Centre.

The current condition of the facility requires numerous upgrades to enhance health and safety as well as accessibility. The gymnasium stage has been repurposed for various needs over time and requires upgrades in order to properly support both our facility standards as well as programming needs. The proposed project addresses these needs by providing facility upgrades, including removal of the stage, improving entry and exit doorways to the area, and providing dedicated striate space and other amenities. The project has the support of the City's Accessibility Advisory Committee.

Request for Quotations Q24-98 – W.G. Johnson Storage was issued on November 1, 2024 and closed on November 22, 2024.

The procurement process results in an overall project budget deficit of \$149,496, as outlined in the Financial Impact section of this report below.

It is recommended that the quotation is approved for award and additional funding be drawn from the Capital Works Reserve Fund.

## **ANALYSIS:**

On November 1, 2024 the City issued a Request for Quotation on the City's e-bidding website.

Thirteen (13) submissions were received at the time of the submission deadline, with Bestco Construction Ltd the lowest compliant respondent. Bid Amounts are listed as follows, in order from lowest to highest.

	Mandatory Submission Requirements	Mandatory Technical Requirements	Pricing
Supplier	Pass/Fail	Pass/Fail	/ 100 pts
Delta Homes and Corporate	Pass	Fail	100 (\$166,100)
Bestco Construction (2005) Ltd.	Pass	Pass	67.33 (\$246,709)
STM Construction Ltd.	Pass	Fail	64.77 (\$256,447)
Androus GC Inc	Fail	Fail	64.71 (\$256,700)
GEN-PRO	Pass	Pass	61.98 (\$268,000)
Stracor Inc	Pass	Pass	59.52 (\$279,061)
Sax Construction Inc.	Pass	Pass	59.43 (\$279,500)
NIRVANA INTERIORS INC.	Pass	Pass	58.48 (\$284,052)
Elgin Contracting and Restoration Ltd.	Pass	Pass	52.98 (\$313,500)
Hall Construction Inc.	Pass	Pass	51.2 (\$324,428)
PAC Building Group	Pass	Pass	51.11 (\$325,005)
Direk Construction Inc.	Pass	Pass	46.03 (\$360,825)
MJ.K. Construction Inc.	Pass	Pass	45.88 (\$362,015)

## **EXISTING POLICY / BY-LAW(S):**

Under Procurement By-Law 19-187, the Manager of Procurement or their designate, who is under the general direction of the Chief Financial Officer, is delegated the authority to approve the award of Tenders and Proposals when all of the following conditions have been satisfied:

- a) When there is sufficient funding, as approved by Council through the budget process and verified by the Finance Division by the Departmental Recommendation to Award Report.
- b) When all procedures in accordance with this By-Law, have been followed; and
- c) When the lowest compliant Tender bid or highest scored Proposal is accepted and recommended.

This award requires approval from Council as additional funding is required.

## **FINANCIAL IMPACT:**

The budget for the capital project was developed from a high-level conceptual design prior to completing the detailed design. Quotes received were higher than budget, due to adjustments made during detailed design and increase in construction prices, including both labour and material prices, since the budget was developed.

The successful quotation is higher than the capital project budget but has been determined through a competitive bidding process that included 13 submissions.

This quotation, including other commitments (design & contingency) is overbudget by \$149,496. Table 1 – A/01479-40 WG Johnson Facility Upgrade Needs provides a summary analysis. The other commitments include contingency that is built into the budget to mitigate against unexpected findings, once construction begins.

It is recommended that additional funding of \$149,496 be transferred from the Capital Works Reserve Fund.

No additional impact on revenues, staffing or operations are expected.

Table 1 – A/01479-40 WG Johnson Facility Upgrade Needs

Item of Expense	Funding	Approved Budget	Quotation Q24-98 (net of HST rebate)	Other Commitments	Total Cost	Savings/ (Deficit)
WG Johnson Facility Upgrades	Capital Works Reserve Fund	130,700	251,051	29,144	280,196	(149,496)

**PUBLIC VALUE:**

The public bidding process ensures the City maintains an open and transparent public process that provides accountability on the utilization of financial resources.

**ADVISORY COMMITTEE INPUT:**

A presentation was made to the Advisory Committee prior to releasing the RFQ to the marketplace.

**PUBLIC INPUT:**

Request for Quotations Q24-98 – W.G. Johnson Facility Upgrade Needs was issued on November 1, 2024 and closed on November 22, 2024.

**INTERNAL / EXTERNAL CONSULTATION:**

Request for Quotation documents were compiled by Procurement; however, the detailed specifications contained within the documents were prepared and submitted to Procurement by Sustainable Design and Development.

**CONCLUSION:**

City staff are recommending that Q24-98 – W.G. Johnson Facility Upgrade Needs be awarded to Bestco Construction Ltd., ON in the amount of \$246,709 excluding applicable taxes

**REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **Yes**

Policy: **No**

**APPROVALS:**

**This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:**

**Director**

**Deputy City Manager**

**Chief Financial Officer**

**City Solicitor**

**City Manager**

**ATTACHMENTS:**

Not Applicable