

To: COUNCIL

Meeting Date: 10/19/2021

Subject: T21-75 – Riverside Grandstand Restoration Phase 1

Submitted By: Sheryl Ayres, Chief Financial Officer

Prepared By: Dave Mawdsley, Manager of Procurement

Report No.: 21-291(CRS)

File No.: T21-75

Recommendation(s)

THAT Report 21-291(CRS) Riverside Grandstand Restoration Phase 1 be received;

AND THAT Council approve the transfers from the Facility Maintenance Reserve Fund as outlined in the Financial Impact section of this report;

AND FURTHER THAT Council approve the award of Tender T21-75 – Riverside Grandstand Restoration Phase 1 to Elgin Contracting and Restoration Ltd. of St. Thomas, Ontario in the value of \$450,870, including H.S.T., this being the lowest compliant bid received.

Executive Summary

Purpose

- Council approval is required to transfer additional funding to the capital project and award the project as detailed here-in.

Key Findings

- There were three (3) submissions received via an open-competitive procurement process.
- The average price submitted in response to this RFT was \$572,533. Elgin Contracting and Restoration Ltd.'s submission of \$450,870 is approximately 21% below the average submitted price.

Financial Implications

- The award of this Contract will require additional funding from the Facility Maintenance Reserve Fund in the amount of \$44,973 to fund the costs that exceed the approved budget.

Background

In September of 2020, the condition of the Riverside Grandstand roof led to the closure of the facility. In February and March of this year, staff brought reports to Council seeking additional funding to the existing capital project for rehabilitation of the upper roof.

With Council's support for additional funding, staff proceeded to tender the work in April 2021 but were unable to secure a contractor that complied with the bid requirements. In May staff re-tendered the project but unfortunately no bids were received.

Earlier this month, the City issued a Request for Tender for the restoration of the Riverside Grandstand. The scope of work includes the high roof replacement (including decking), any timber beam replacement (as required) as well as cleaning and painting the steel framing (down to the low roof level).

As this project is weather-sensitive, work would commence in the spring. Over the fall and winter, shop drawings would be prepared so that construction can commence as soon as the weather permits. In the meantime, the structure will remain closed and monitored by Parks staff.

Phase 2 of this project (renovation of the lower roof) is currently undergoing review as part of the capital budget process.

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #2 - Governance and Leadership

Objective 2.5 Focus on the responsible management of financial resources, ensuring transparency and accountability.

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

Comments

Submissions were received from the following:

Company	Bid Amount
Elgin Contracting and Restoration Ltd.	\$ 450,870.00
Gateman Milloy Inc.	\$ 541,270.00
Robertson Restoration	\$ 725,460.00

Procurement confirms that the rules under Procurement By-law No. 19-187 were adhered to in this solicitation.

Existing Policy/By-Law

Under Procurement By-law 19-187, the Manager of Procurement shall have authority to award purchases up to \$500,000 pre-tax, within approved budgets.

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

Financial Impact

The net impact of the overall bid is a deficit of \$44,973 as outlined below.

T21-75 Riverside Grandstand

	Reserve Fund	Budget	Tender T21-75	Other Commitments	Savings/ (Deficit)
A/00362-40 Riverside Grandstand Roof Replacement	Capital Works Reserve Fund	\$ 1,500		\$ 1,500	\$
	Facility Maintenance Reserve Fund	\$ 242,440	\$ 257,523	\$ 29,890	\$ (44,973)
	Gas Tax Reserve Fund	\$ 148,500	\$ 148,500	\$	\$
Total Project Savings/(Deficit)		\$ 392,440	\$ 406,023	\$ 31,390	\$ (44,973)

Total project is over budget as a result of increases in material costs due to COVID-19 between initial cost estimates and tender pricing. Tender results are considered to be an accurate reflection of the cost to perform the work. The additional funding of \$44,973 is to be drawn from Facility Maintenance Reserve Fund.

Public Input

The advertising for this solicitation was as follows:

Issue Date of RFT	Tuesday, August 3, 2021
Site Visit / Pre-Bid Meeting	Monday, August 9, 2021 [10:00 AM] local time
Deadline for Questions	Wednesday, August 11, 2021 [4:00 PM] local time
Deadline for Issuing Addenda	Friday, August 13, 2021 [4:00 PM] local time
Submission Deadline	Wednesday, August 18, 2021 [2:00 PM] local time
Anticipated Execution Date for Agreement	August 2021
Irrevocability Period	90 days

Internal/External Consultation

The solicitation document was compiled by Procurement, however the detailed requirements contained within the documents were prepared and submitted to Procurement by the Corporate Enterprise – Building Design and Construction division.

Conclusion

Council approval of additional funding is required to award T21-75 – Riverside Grandstand Restoration Phase 1.

Signature

Division Approval

Reviewed by Legal Services



Name: Sheryl Ayres
Title: Chief Financial Officer

Departmental Approval



Name: Dave Bush
Title: Deputy City Manager

City Manager Approval

A handwritten signature in black ink that reads "David Calder". The signature is written in a cursive, flowing style.

Name: David Calder

Title: City Manager

Attachments

- N/A