



Subject: Lake Lisgar Waterpark Renovation – Award of Tender

Report Number: RCP 23 - 08

Department: Recreation, Culture and Parks Department

Submitted by: Julie Columbus, Director of Recreation, Culture and Parks

Meeting Type: Council Meeting

Meeting Date: Monday, February 13, 2023

RECOMMENDATION

THAT Report RCP 23-08 Lake Lisgar Waterpark Renovation – Award of Tender be received as information; and

THAT the contract for RFT2022-012 be awarded to PK Construction Inc., in the amount of \$1,179,245 + HST (\$1,200,000 net of non-refundable HST); and

THAT in addition to the project funding of \$750,000 grant and \$250,000 debenture funding, the project overage of \$200,000 be covered by the 2023 capital levy through the following 2023 draft budget adjustments:

1. Project X34 LLWP Deck & Furnishings of \$80,000 and Project X35 Natatorium of \$20,000 be moved to the 2024 budget deliberations; and
2. Project X14 Van Norman Heights Subdivision (Streetlights) be reduced by \$100,000.

BACKGROUND

In 2022 staff received confirmation on grant funding for \$750,000 to assist with the refurbishment of the Town's 1950's 3,600 sq.ft. Lake Lisgar Waterpark building. The project scope noted exterior enhancements, masonry repairs, interior renovations, paint finishes, landscaping and accessibility improvements. The interior renovations were to include an improved accessible entrance-way with service counter, gender neutral/family changing rooms, new barrier-free washrooms and improved shower facilities.

In early 2022, the Town hired A+Link Architects to create a conceptual re-design of the waterpark building, develop a detailed floor plan and renderings of the final concept. The

architects were also tasked to coordinate the pre-consultation, Site Plan Approval documents and create the tender package for the waterpark building renovation project.

DISCUSSION

The preliminary estimate provided by the architect was just less than \$1,000,000 for the overall project construction. Staff have worked with A+link Architecture to finalize the design for the renovation and tender documents. The renovation conceptual drawings and floor plan is attached (attachment A).

The project scope of work for the tender document includes exterior enhancements, masonry repairs, paint finishes, new canteen, office space, storage, landscaping and window replacement. The interior renovations include an improved accessible entrance-way with service counter, gender neutral/family changing rooms, new barrier-free washrooms, improved shower facilities, a chemical storage space and amended staff area/first aid room.

Accessibility features included in the renovation will include new accessible entrance door openers, accessible washrooms and change rooms, signage with large print and high-contrast lettering. The exterior will be painted with a fun and family themed mural to enhance community engagement with the building (Attachment A).

In December 2022, in accordance with the Council approved Purchasing Policy, a detailed tender document was issued for the work.

Eleven (11) qualifying proposals were received within the prescribed timeframe. The bids from lowest to highest (not including HST) are as follows:

PK Construction Inc	\$1,498,700
Complete Building Systems Inc	\$1,540,000
Trigon Construction Management	\$1,549,157
Graceview Enterprises Inc.	\$1,598,000
Tonda Construction Limited	\$1,605,000
Elgin Contracting and Restoration Ltd.	\$1,615,000
Reid & Deleye Contractors Ltd	\$1,615,241
Accuratus Design & Build Inc	\$1,650,500
GEN-PRO/1320376 Ontario Ltd.	\$1,652,000
K&L Construction	\$1,807,200
MJ.K. Construction Inc.	\$1,842,565

Staff have reviewed each of the tendered bids with the Architect and Chief Building Official, and recommend the contract be awarded to the lowest bidder, PK Construction

Inc. As the lowest bid Staff and the Architects were able to schedule a meeting to review and reduce the scope of work to get the budget closer to the anticipated \$1 million.

A meeting took place on Wednesday February 1st. The contractors, architects and staff agreed to elements to remove from the project to reduce the project scope and lower the budget. Items removed include the canteen renovation, addition of office and storage space, as well as the removal of a mechanical upgrade and elements of landscaping. With the reductions in the scope of work the overall project budget will be just less than \$1,200,000.

This firm has completed numerous projects for the Town of Tillsonburg. They are capable and qualified. They have identified that the work would start immediately following award and will be completed in 18 weeks. The timeline is important to ensure it aligns with the anticipated reopening of the waterpark on Father's Day - June 18, 2023. However, staff are prepared and anticipating possible delays with supply and delivery of products.

CONSULTATION

This report has been prepared in consultation with staff in the Recreation, Culture & Parks Department, the Chief Building Official, Finance and the CAO.

Other options for this project were also reviewed by staff which included a) cancelling the project, b) attempting to reduce and adjust the scope of work to reduce the cost, c) reposting a new tender at a future date, and d) increasing the debenture funding. Cancelling the project would require us to return the grant funding; the timeline for the project will not permit us to repost the tender and still meet the deadline. Therefore staff explored options on finding alternate funding sources to cover the unbudgeted overage.

FINANCIAL IMPACT/FUNDING SOURCE

The construction project was estimated to cost \$1,000,000 dollars, however the lowest bid came in at \$1,498,700. Staff and the architects met with the contractor to reduce the scope of work and we are able to bring down the cost. Staff are recommending the budget be set at \$1,200,000 (\$1,179,245 + non-refundable portion of HST) with the funding required to balance this project and cover the \$200,000 overage by moving two capital facilities projects to 2024 and reduce the streetlight capital project, as follows:

CONSTRUCTION TENDER	\$1,200,000
** \$1,179,245 + non-recoverable portion of HST	
Grant Funding	\$750,000
Debenture Funding	\$250,000
2023 Facilities Capital Projects X34 LLWP Deck & Furnishings \$80,000 X35 Natatorium \$20,000 *move both projects to 2024	\$100,000
2023 Streetlights Capital Project Reduce X14 Van Norman Heights Subdivision (Streetlights)	\$100,000
Total Revenue Source	\$1,200,000

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation
- Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – Tillsonburg will strive to offer residents the amenities, services and attractions they require to enjoy balanced lifestyles.

Strategic Direction - Increase opportunities to enjoy culture, events and leisure activities in Tillsonburg; Maintain and enhance programs and facilities to support an active, engaged senior population; Maintain and enhance programs and facilities to support an active, engaged youth population.

Priority Project – N/A

ATTACHMENTS

Appendix A – Schematic Designs and Floor Plan of Waterpark Building