RECOMMENDATION

THAT Council receives Report RCP 19-31 – Awarding RFT 2019-014 – Station Arts Life and Fire Safety Upgrades;

AND THAT Council award RFT 2019-014 to PK Construction Inc. for $164,103.03 before taxes;

AND THAT Council approves bringing forward the roof shingle replacement for the Station Arts Centre from a 2020 project to a 2019 project.

EXECUTIVE SUMMARY

The Tillsonburg Station Arts Centre requires renovations to meet the requirements of an Unsafe Building Order issued by the Chief Building Official. This report recommends awarding the project to PK Construction Inc. for $164,103.03 before taxes based on their bid submission.

BACKGROUND

An Unsafe Building Order was issued against the Tillsonburg Station Arts Centre in October, 2018. Council provided budget approval in February 2019 for the design and implementation of the required solution. The required design specifications were prepared by a+LiNK Architects and RFT2019-014 was issued to secure a contractor for implementing the project.

The tender closed and one qualified bid was received. Staff recommends awarding the project to PK Construction Inc. for their bid price of $164,103.03 before taxes.

The project was not able to be designed, tendered & constructed according to the preferred timeline of completion prior to July 1, 2019. Work is scheduled to begin in late September and be completed by mid-December.

The shingle replacement for the Station Arts Centre was scheduled for 2019 but was deferred by Council during the 2019 Budget process, with the final approved budget including $80,000 contributed to reserves towards an anticipated $80,000 cost to replace the shingles in 2020. During the last 2 months the shingles have failed resulting in leaks inside the building and must be replaced sooner than 2020. Staff recommends that the project be brought forward to 2019 and immediate procurement of the work be undertaken so that the shingles can be replaced as soon as possible.
CONSULTATION/COMMUNICATION
Staff consulted with the Tillsonburg District Craft Guild, the Chief Building Official, and a+LiNK Architects throughout the design phase of the project. Additional consultation with CJDL Consulting Engineers took place regarding the civil engineering components of the project.

FINANCIAL IMPACT/FUNDING SOURCE
The approved budget for the fire & life systems project is $190,100 funded from the Asset Management Reserve. The tendered work is within the approved budget.

The 2019 budget includes an $80,000 contribution to reserves towards an anticipated $80,000 cost for replacing the shingles, but the project was deferred to 2020. If Council approves moving forward with the shingle replacement, it is recommended that the whole project be funded from the asset management reserve.

COMMUNITY STRATEGIC PLAN (CSP) IMPACT
1. Excellence in Local Government
   ☒ Demonstrate strong leadership in Town initiatives
   ☐ Streamline communication and effectively collaborate within local government
   ☒ Demonstrate accountability

2. Economic Sustainability
   ☐ Support new and existing businesses and provide a variety of employment opportunities
   ☒ Provide diverse retail services in the downtown core
   ☐ Provide appropriate education and training opportunities in line with Tillsonburg’s economy

3. Demographic Balance
   ☒ Make Tillsonburg an attractive place to live for youth and young professionals
   ☒ Provide opportunities for families to thrive
   ☒ Support the aging population and an active senior citizenship

4. Culture and Community
   ☒ Promote Tillsonburg as a unique and welcoming community
   ☒ Provide a variety of leisure and cultural opportunities to suit all interests
   ☒ Improve mobility and promote environmentally sustainable living
Report Approval Details

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This report and all of its attachments were approved and signed as outlined below:

Dave Rushton - Aug 7, 2019 - 8:40 AM

David Calder - Aug 7, 2019 - 8:52 AM

Donna Wilson - Aug 7, 2019 - 9:03 AM