



Committee Report

To:	Warden Hicks and Members of the Committee of the Whole
Committee Date:	August 11, 2022
Subject / Report No:	HDR-CW-15-22
Title:	396 14 th Street Supportive Housing Project Request for Proposal Results
Prepared by:	Anne Marie Shaw, Director of Community Services
Reviewed by:	Kim Wingrove, CAO
Lower Tier(s) Affected:	All
Status:	

Recommendation

- 1. That report HDR-CW-15-22 regarding the 396 14th Street Supportive Housing Project request for proposal results be received; and,**
- 2. That JP Commercial Contractors be awarded the project in the amount of \$3,743,000 exclusive of HST; and,**
- 3. That action be taken prior to council approval as per Section 26.6 b of Procedural By-law 5134-22.**

Executive Summary

Grey County acquired 396 14th Street West Owen Sound in January 2022 for the purpose of creating supportive housing units. The property will provide housing and on-site supports to 12 individuals on the Grey County By Name List that are experiencing homelessness. Allan Avis Architects was retained to design the renovation of the existing building and oversee the construction. A request for proposal (RFP) for general contractor services was released on June 28, 2022, closing July 26, 2022. The recommended bid for the renovation of the building is JP Commercial Contractors, with a bid of \$3,743,000 exclusive of HST.

Background

In recognition of the need for supportive housing in Grey County, plans to renovate a 15,500 sq. ft. property at 396 14th Street West Owen Sound into 12 supportive units are underway. The property will provide safe and stable housing and on-site supports to individuals on the Grey County By Name List that are experiencing homelessness. Currently, our By Name List has 120 individuals requiring housing and supports.

This supportive housing project is key in providing individuals the opportunity to move to a supported living environment to learn skills, engage in community supports and develop relationships. These supports are imperative to a future successful independent tenancy.

Schematic Design

Allan Avis Architects provided a schematic design that includes 12 supportive studio units, an office area for staff and community services, and a hub area for various uses.

12 Supportive Housing Units

- Three dedicated barrier-free units for wheelchair or walker access.
- The remaining units will have barrier-free designs, including grab bars in bathrooms, heightened toilets, showers, wide doorways, open concept.
- All 12 units will have a kitchenette with a built-in stove top, fridge and microwave.
- Furniture will be provided, and the bed will transition with the owner.
- All materials in the units will be low maintenance and durable.
- Internet access will be supplied.
- Each unit will be able to control heat and cold.

General Building

- A common area will be available for tenant use.
- Heat pumps for heating/cooling units.
- Energy efficient doors and windows.
- New cladding on front.
- New roof.
- New mechanical room.
- Generator or battery backup system to provide hydro for Life Safety Systems and warming areas.

Staff and Community Services Area

- Offices will be available for staff and community services.

- Some office areas will have a sink for primary care.
- A staff-accessible washroom.
- A staff kitchen area.
- Storage area.
- A separate area for a Hub will provide access to programming and space rentals. This space will have a separate entrance from the units, fobbed entrance, and a separate outside entrance so as not to interfere or give access to residents when in use.

Request for Proposal

Grey County released a request for proposal on June 28, 2022, closing on July 26, 2022. The existing single-storey building contains approximately 15,500 sq. ft of gross floor area. Previous use of the building was a martial arts club facility, offices, and warehouse.

The building was constructed in 1980. The building comprises concrete footings and foundation walls, a combination of load-bearing masonry walls with a steel column and beam internal structure. The roof is constructed of open web steel joists and steel decking with a multi-ply built-up roofing system. The exterior facade consists of a combination of brick masonry and concrete panels.

Scope of Work

This project will alter the site to provide accessible parking and access routes, provision for future road widening, new concrete pavement areas, landscaping, new sanitary connection, and stormwater outlet erosion controls.

Renovation to the interior of the building to provide 12 individual studio-style residence units, shared common room, office space, staff spaces, programs room, and service spaces. The interior renovation costs work out to approximately \$246 per sq. ft.

Recommended Bid

Allan Avis Architects provided a class “C” estimate of \$3,167,345, not including HST. \$220,000 in additional requirements were included in the request for proposal (window treatments, finish hardware, access control system, etc.) for a cost estimate of \$3,387,345.

Allan Avis Architects provided an overview and assessment of the bids. The County received two bids, with the successful bid being \$3,743,000 from JP Commercial Contractors. \$355,655 above the estimated cost. Alan Avis Architects is recommending

the project be awarded to JP Commercial Contractors. This bid contains a \$250,000 contingency fund.

JP Commercial Contractors is a local company out of Owen Sound established in 1987. JP Commercial Contractors provide construction management services, pre-construction budgeting, planning, and consultation. The Chapman House and Saugeen Secondary School are two recent projects they completed.

Timelines

A CDCC Construction Management Contract will be entered into with JP Commercial Contractors.

Construction will start in August. County staff continues to work with City of Owen Sound staff toward site plan approval.

Build completion is estimated at April 15, 2023. Under the terms of the funding agreement with the province, the project must be substantially complete by March 31, 2023.

Legal and Legislated Requirements

None.

Financial and Resource Implications

Construction Financing will come from a number of sources. There are funds remaining in the Social Services Relief Fund (SSRF), Canada-Ontario Community Housing Initiatives (COCHI), the Co Investment Contribution Fund through Canadian Mortgage and Housing Corporation, Affordable Housing Fund. The remainder will be financed through an external or internal debenture. Depending on the funds available from CMHC, the amount required for a debenture payment are shown below; the 2023 budget will include a provision for this payment.

Project Pre Construction Costs Incurred to Date

Social Services Relief Fund (SSRF Phase 4 Grant)	(\$1,989,200)
Property Purchase	\$1,247,683
Architect Fees	\$200,212
Planning Studies, permits	\$77,568
SSRF Funds Remaining	\$463,737

Project Construction Costs

Project Construction Cost net expense after HST Rebate	\$3,808,877
Sources of Funding:	
Social Services Relief Fund	(\$463,737)
COCHI Funds	(\$500,000)
Contribution Funds CMHC (estimate between \$900,000 - \$1,200,000)	(\$900,000)
Affordable Housing Fund	(\$400,000)
Fund through Debenture	\$1,545,140
Annual Debenture Payment of \$1,545,140 4% interest, 20 year term based on receiving \$900K from CMHC)	\$113,700
Annual Debenture Payment of \$1,245,140 4% interest, 20 year term (based on receiving \$1.2M from CMHC)	\$91,600

Anticipated Annual Operating Budget Impact

Tenant Rent	(\$57,600)
Utilities	\$27,000
Property Taxes	\$17,200
Building Maintenance	\$13,000
Debenture Payment Estimate	\$113,700
Net Levy Requirement	\$113,300

The net levy requirement works out to be about just under \$26 per night or \$787 per month per unit. This is significantly less than current market rates for emergency motel accommodations or a bachelor apartment. Staffing costs will be in addition the cost of the space. Work is underway with partners to determine a funding plan for this part of the operation.

Relevant Consultation

- Internal: Planning, Finance
- External: Allan Avis Architects

Appendices and Attachments

[2025 - 20220408 Schematic Design Floor Plan - Revised](#)



Floor Plan Legen

- Circulation and Support Spaces
- Dwelling Units
- Meeting Rooms and Common Areas
- Offices and Staff Areas

ONTARIO BUILDING CODE INFORMATION

BUILDING AREA = 15,915 W (1,441.7 M²)
 CLASSIFICATION = GROUP C - 3,2,2,4/1
 NUMBER OF STOREYS = 1
 NUMBER OF STORIES = 1
 SPRINKLERS NOT REQUIRED
 STAIRWELL SYSTEM NOT REQUIRED
 ROOF RATIO NOT REQUIRED
 COMBUSTIBLE & NON-COMBUSTIBLE PERMITTED
 NO RATIO ON STRUCTURE
 FIRE ALARM SYSTEM IS REQUIRED
 EXITS FROM FLOOR ARE REQUIRED
 OCCUPANT LOAD = 3.4/2.1 Minimum Number of Exits
 = 14 STAFF - GROUP C
 = 25 - GROUP C (NOT INCLUDED IN WATER CLOSET COUNT)
 = 60 PEOPLE IN HUB/PROGRAMS - GROUP D
 = 14
 = 2 MALE, 2 FEMALE + 1 UNIVERSAL TOILET ROOM

Ground Floor Plan

AAA Project No.: 2025.00
Schematic Design
April 8, 2022

INTERIOR RENOVATIONS FOR:

Grey County Supportive Housing

396 14th Street West, Owen Sound

Allan Avis architects inc.
60 West Street, Goderich, Ontario, N7A 2K3
www.allanavisarchitects.com

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