

To:	Warden Halliday and Members of Grey County Council
Committee Date:	July 8, 2018
Subject / Report No:	HDR-CW-15-18
Title:	Award of RFT-HOU-12-18 Bath Rebuilds 225 14 th Street West Owen Sound
Prepared by:	Anne Marie Shaw, Director of Housing Tim Weber, Technical Supervisor
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	
Status:	Recommendation adopted by Committee of the Whole as presented as per Resolution CW185-18; Endorsed by County Council on July 26, 2018.

Recommendation

1. That Report HDR-CW-15-18 regarding tender award recommendations for Allen Hastings Ltd. for RFT-HOU-12-18 be received and that the tender be awarded to Allen Hastings Ltd for \$417,936 excluding taxes; and
2. That the project deficit of \$100,291.67 including non refundable taxes will be funded from any surplus realized from within the 2018 Housing Capital Construction budget or, if a surplus is not available, from the Housing Reserve.

Executive Summary

The tender for 53 bath rebuilds at 225 14th Street West, a 56 unit, two-storey apartment building in Owen Sound was posted on the Grey County website from May 31st to June 15, 2018. This was the second issue of this tender as the initial RFT received no bids.

The building was constructed in 1973 and the bathrooms are original to the build.

It is recommended to award RFT-HOU 12-18 to Allen Hastings Ltd. for the bid amount of \$417,936.00 excluding taxes.

Background and Discussion

The parameters for the tender are as follows:

- Removal of all existing plumbing fixtures, lights, tub surround, baseboard heater and flooring for 53 bathrooms.
- Install new vanity cabinets, tub surrounds, electrical switches and GFCI receptacles, new plumbing and electrical fixtures, light fixtures, exhaust fans, toilet, sink, tub, baseboard heater and flooring.
- Repaint bathroom door and frame.

Bids received:

#	Name of Bidder	Bid Amount (excl. taxes)
1.	Joe Pace and Sons Construction	\$526,449.00
2.	Allen Hastings Limited	\$417,936.00

Legal and Legislated Requirements

None

Financial and Resource Implications

The funding chart below identifies the total tender costs.

Project Funding

Item	Excluding HST
Approved Project Budget	\$325,000.00
Awarded Tender Amount	\$417,936.00
Project Deficit	\$92,936.00
HST Non Recoverable	\$7,355.67
Total Deficit	\$100,291.67

The project deficit can be attributed to:

- Increased labour costs
- Increased materials costs
- Asbestos abatement costs
- The cost estimate was based on a per unit cost from a bathroom rebuild completed last year.

Staff recommends that the shortfall for this project be funded from any surplus realized from within the 2018 Housing Capital Budget or the Housing Reserve Fund.

Relevant Consultation

Internal - CAO

External

Appendices and Attachments

None