



# Committee Report

<b>To:</b>	Chair McQueen and Members of Affordable Housing Task Force
<b>Committee Date:</b>	June 24, 2022
<b>Subject / Report No:</b>	HDR-AF-14-22
<b>Title:</b>	Update on Request for Tender for 14 <sup>th</sup> Street Renovation
<b>Prepared by:</b>	Anne Marie Shaw, Director of Housing
<b>Reviewed by:</b>	Kim Wingrove, CAO
<b>Lower Tier(s) Affected:</b>	
<b>Status:</b>	

## Recommendation

1. That staff report HDR-AF-14-22 regarding an update to the Request for Tender for the 14<sup>th</sup> Street Renovation be received for information.

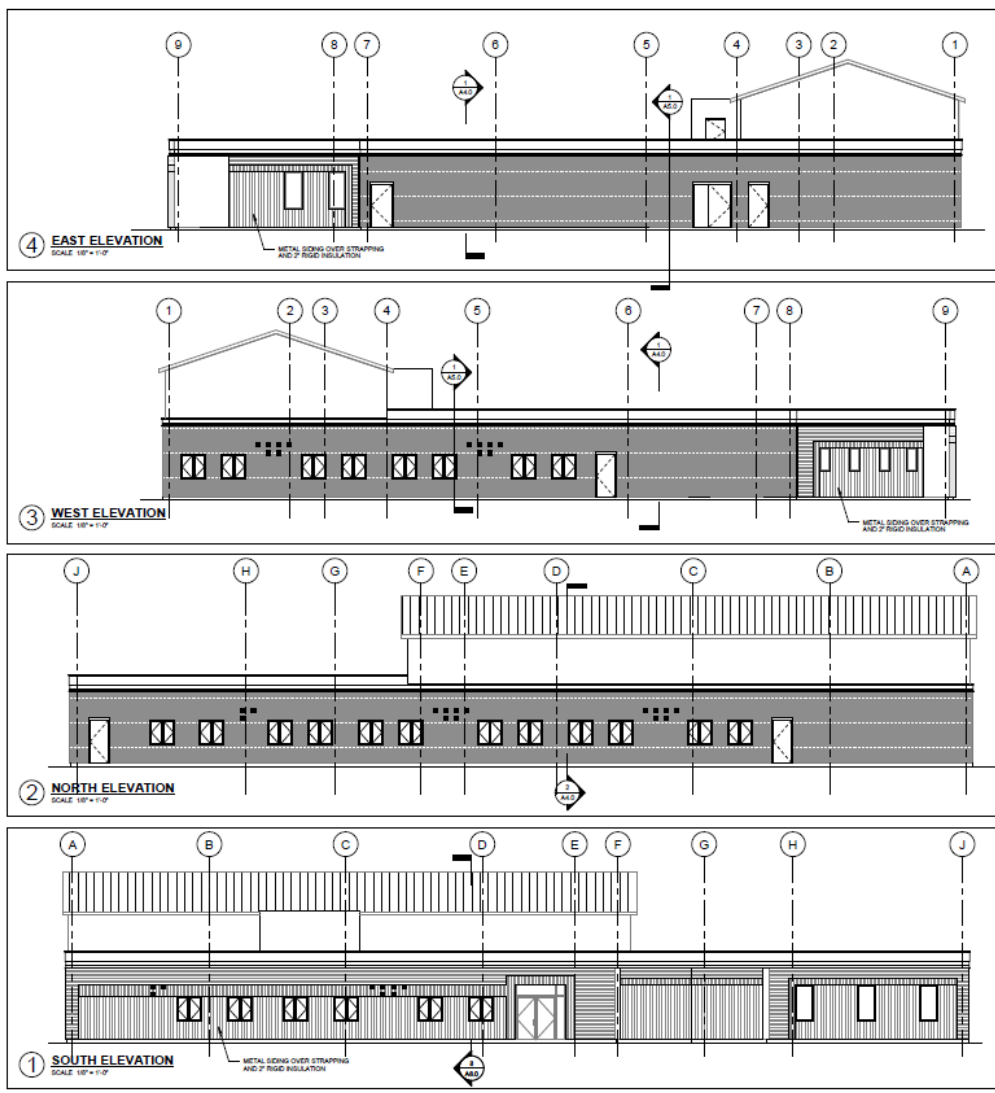
## Executive Summary

Allan Avis Architects has provided Grey County with the architectural, electrical, and mechanical drawings necessary for a request for tender (RFT). Staff are posting the RFT June 27, 2022, with a three-week turnaround, intending to close on July 18, 2022. Allan Avis Architects has provided a Class C estimate of Probable Construction Cost for review.

## Background and Discussion

Allan Avis Architects, a local firm out of Goderich, was the successful bidder for architectural services for the 14<sup>th</sup> Street Housing Renovation. Allan Avis Architects have provided the necessary architectural, electrical, and mechanical drawings for the RFT for the 14<sup>th</sup> Street renovation. Due to the tight timeframes surrounding the renovation project, staff are posting the RFT June 27, 2022, scheduling a closing date of July 18, 2022. Once bids are reviewed for compliancy, an award report with a recommended bidder will be presented at the July 28, 2022 Committee of the Whole session for approval.

## Project Drawings



**Allan Avis**  
architects

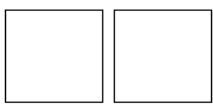
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Goderich, ON N7A 2K3  
www.AllanAvisArchitects.com

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F 519 534 5285

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DATE	ISSUED FOR

All dimensions must be checked on the work by the Contractor.  
Do not scale the drawing.  
Do not use this drawing for construction until sealed and signed by the Architect.  
Signing Architect has exercised responsible control with respect to design activities.



Grey County Supportive  
Housing  
396 14th Street West  
Owen Sound  
Elevations

Tender Issue

Scale:

Sheet: 1 - Detail Number, 2 - Location Drawing

Drawn: Author      Check: Checker

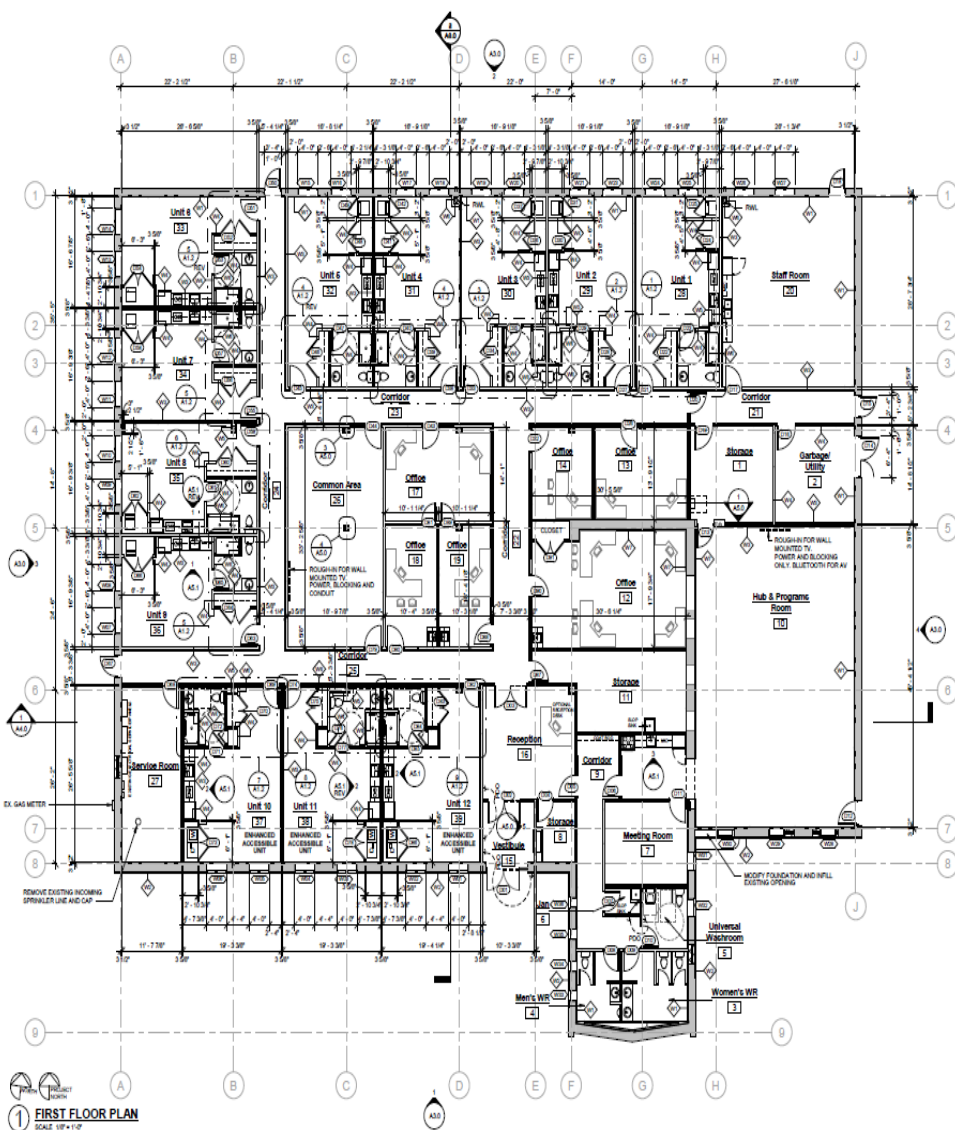
Date: 02/18/15      Sheet: **A3.0**

Proj: AAA Project No.: 2025.00

2023.06.09.13:40 PM

	<p>1/2" EXISTING BRICK EXISTING INSULATION EXISTING CONCRETE BLOCK 2" STYRE FOAM INSULATION 3/4" STEEL STUDS SET 1' O.C. EXISTING GYPSUM BOARD 5/8" GYPSUM BOARD</p>
	<p>PRE-FINISHED METAL SIDING AS NOTED ON ELEVATIONS 1/4" WOOD SHROUDDING @ 1/4" O.C. INSTALLED AT 4' SPACING 2" RIGID INSULATION MECHANICALLY FASTENED TO WALKWAYS WITH TYPED JOISTS EXISTING BRICK EXISTING INSULATION EXISTING CONCRETE BLOCK 2" STYRE FOAM INSULATION 3/4" STEEL STUDS SET 1' O.C. EXISTING GYPSUM BOARD 5/8" GYPSUM BOARD</p>
	<p>1 LAYER OF 5/8" TYPE I FIRE RATED GYPSUM BOARD 3/8" STEEL STUDS @ 1/4" O.C. 2 MINERAL FIBRE SOUND BATT INSULATION 1/2" RIGID FOAM INSULATION @ 1/4" O.C. 1 LAYER OF 5/8" TYPE I FIRE RATED GYPSUM BOARD</p>
	<p>5/8" GYPSUM BOARD 3/8" STEEL STUDS @ 1/4" O.C. 5/8" GYPSUM BOARD</p>
	<p>1/4" STEEL STUDS @ 1/4" O.C. 5/8" GYPSUM BOARD</p>
	<p>3/8" STEEL STUDS @ 1/4" O.C. 5/8" GYPSUM BOARD</p>
	<p>3/8" STEEL STUDS @ 1/4" O.C. 5/8" GYPSUM BOARD</p>
	<p>3/8" STEEL STUDS @ 1/4" O.C. 5/8" GYPSUM BOARD</p>

**2 WALL TYPE LEGEND**  
SCALE: 3/4" = 1'-0"



**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**ISSUED FOR**

All measurements must be checked on the work by the Contractor.  
Do not make the drawing.  
Do not use this drawing for construction until sealed and signed by the ARCHITECT.  
Signing Architect has exercised responsible control with respect to design activities.

Grey County Supportive Housing  
396 14th Street West  
Owen Sound  
Plans

Tender Issue

Scale:

Sheet: **A1.1**

Author: \_\_\_\_\_  
Checker: \_\_\_\_\_

Date: 05/16/14  
Project No.: 2015.00

# Project Cost



Grey County Supportive Housing  
396 14th Street West, Owen Sound

Project No. 2025

June 9, 2022

1

## Estimate of Probable Construction Cost

Summary

A. SUBSTRUCTURE		\$142,500.00
B. SHELL		\$575,430.00
C. INTERIORS		\$787,274.60
D. SERVICES		\$866,013.42
E. EQUIPMENT & FURNISHINGS		\$64,300.00
F. SPECIAL CONSTRUCTION AND		\$45,000.00
G. SITEWORK		\$23,298.15
<b>Subtotal</b>	<b>\$</b>	<b>2,503,816.17</b>
Soft Costs	\$	663,529.67
<b>TOTAL</b>	<b>\$</b>	<b>3,167,345.83</b>
HST (13%)	\$	411,754.96
<b>GRAND TOTAL</b>	<b>\$</b>	<b>3,579,100.79</b>

### Acronyms

CF	Cubic Foot
CY	Cubic Yard
EA	Each
FT	Foot
LF	Lineal Foot
SF	Square Foot
SFB	Square Foot Building
SFG	Square Foot Gross
SFR	Square Foot Roof
SFW	Square Foot Wall
SY	Square Yard

1. 10% Contingency included in Total. It is recommended that the Owner proceed with this Design and Construction Contingency Allowance to cover any unforeseen revisions to the Contract.
2. First Quarter 2022 Dollars - Adjust for inflation/escalation at +5% compounded annually.
3. This is a Class C Estimate as defined by the Canadian Institute of Quantity Surveyors.
4. It is recognized that neither Allan Avis Architects Inc. nor the Client have control over the cost of labour, materials or equipment, over the Contractors methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Allan Avis Architects Inc. cannot, and does not, warrant or represent that bids or negotiated prices will not vary from the Client's budget for the Construction Cost or from any Estimate of Probable Construction Cost or evaluation prepared or agreed to by Allan Avis Architects Inc.
5. Professional Fees are excluded.
6. Supply and Installation of Furniture, Fixtures and Equipment (FF&E) are not included unless shown otherwise.
7. This estimate has been priced, based on a standard CCDC 2 - Stipulated Sum Contract. It does not include for any additional costs associated with alternate financing or procurement methods.
8. We are unable at this time to determine the projected construction cost implications, due to the Coronavirus COVID-19, and not included any allowances for this impact, if any.
9. We are currently experiencing a very active construction market, which could result in bids varying greatly from our indicated amount, due to a shortage of bidders and escalating material costs.

## Legal and Legislated Requirements

Follow local Grey County process for request for tender for renovation of 14<sup>th</sup> Street.

## Financial and Resource Implications

Original cost estimate for the construction from the consultant was \$3,120,000. Taking into consideration the HST rebate this Class C cost estimate is \$54,592.72 over original cost estimate.

With a breakdown of costs now available Grey County staff will apply for a contribution grant available from the National Housing Strategy Contribution Only Funds. This will provide up to \$240,000 towards the project. SEED funding through CMHC may also be available for soft costs up to \$150,000.

## Relevant Consultation

- Internal (list)
- External (list)    Allan Avis Architects

## Appendices and Attachments