
**THE CORPORATION OF THE TOWNSHIP
OF WEST LINCOLN
SPECIAL COUNCIL AGENDA**

MEETING NO. TWELVE HELD: Monday, September 11, 2017 - Township Administration Building, 318 Canborough Street, Smithville, Ontario – **6:00 p.m.**

1. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST:

2. OTHER BUSINESS:

- (a) CEO West Lincoln Public Library (Vanessa Holm) and Supervisor of Arena & Parks (Bob Denison) **Pages 2-7**
Re: Report LIB-01-2017 - Wellandport Library Addition Project
Resolution Councillor Terry Bell

3. BY-LAWS:

- (a) By-law 2017-95 To authorize an agreement between the Corporation of the Township of West Lincoln and Brouwer Construction Ltd. for the renovation and expansion of the Wellandport Library and Community Centre **Page 8**
Resolution Councillor Dave Bylsma

4. ADJOURNMENT:

The Mayor declared the meeting adjourned at the hour of _____.

DATE: September 11, 2017

REPORT NO: LIB-01-2017

SUBJECT: **WELLANDPORT LIBRARY ADDITION PROJECT**

CONTACT: Vanessa Holm, CEO West Lincoln Public Library
Bob Denison, Supervisor of Arena & Parks

OVERVIEW:

- The Library Board and Council approved the Wellandport Library/Community Centre project in the amount of \$1,338,000.
- Staff circulated a tender for this project and received 9 tender submissions by the closing date of August 31, 2017.
- The lowest qualifying bid, in the amount of \$1,110,000.00 (plus HST) was received from Brouwer Construction Ltd.
- West Lincoln Public Library CEO and Township of West Lincoln staff recommend acceptance of the tender submission by Brouwer Construction Ltd., and that a By-Law be passed authorizing the Mayor and Clerk to enter into agreement with Brouwer Construction Ltd.

RECOMMENDATION:

1. That, Report LIB-01-2017, re: 'Wellandport Library Addition Project', dated September 7, 2017 be received; and,
2. That, the West Lincoln Public Library Board accept the tender submission by Brouwer Construction Ltd. in the amount of \$1,110,000 (plus HST) to renovate and expand the Wellandport Library and Community Centre; and,
3. That, the Library CEO be and is hereby directed to forward this motion to the Township of West Lincoln Council immediately, prior to ratification of these minutes; and,
4. That, Council be requested to adopt a By-Law authorizing the Mayor and Clerk to enter into an agreement with Brouwer Construction Ltd.

BACKGROUND:

With the receipt of funding from the Canada 150 Community Infrastructure Program, West Lincoln Public Library Board and Council approved the renovation and expansion of Wellandport Library and Community Centre. Tender documents were prepared by Project Manager Hank Huitema of Kalos Engineering, Inc., and circulated in preparation for moving to construction.

CURRENT SITUATION:

The tender opened for circulation on August 16, 2017 and closed on August 31, 2017. The tender was advertised in the local newspaper, on the Township website, and on an electronic tendering service. Sixteen (16) companies attended a mandatory site meeting at Wellandport Library on August 22, 2017, and nine (9) tender submissions were received by the tender deadline. Two of the tenders were non-compliant.

The Project Manager, Hank Huitema of Kalos Engineering Inc., has completed a review of the tenders and has recommended proceeding with Brouwer Construction Ltd. His letter of recommendation, which includes a table of the bids received, is attached to this report as Schedule A.

FINANCIAL IMPLICATIONS:

Council approved \$1,338,000 (includes net HST) for the Improvement of Wellandport Library/Community Centre project.

Budget is as follows:

Plan/Design/Engineer	- \$ 127,000
Project Management	- \$ 33,000
Contingency	- \$ 120,000
Repair/Construction	- \$ 1,058,000
Total project expenses	- \$ 1,338,000 (includes net HST)

Financing is as follows:

FedDev Ontario contribution	- \$ 440,000
Library Reserve contribution	- \$ 803,000
Development charges	- \$ 95,000
Total project funding	- \$ 1,338,000 (includes net HST)

Cost Break Down is as follows:

Plan/Design/Engineer	- \$ 127,000
Project Management	- \$ 33,000
Remaining contingency	- \$ 48,462*
Tender Submission	- \$ 1,129,538
Total Project cost	- \$ 1,338,000 (includes net HST)

*The tender submission includes a mandatory additional contingency of \$75,000, for a total remaining contingency of \$123,462.

CONCLUSION

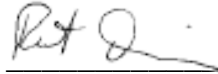
In summary, Project Manager Hank Huitema, West Lincoln Public Library CEO and Supervisor of Arena & Parks recommends that the bid submission from Brouwer Construction Ltd. for the renovation of Wellandport Library/Community Centre be

accepted, and that Council pass a By-Law authorizing the Mayor and Clerk to enter into an agreement with Brouwer Construction Ltd.

Prepared and submitted by:

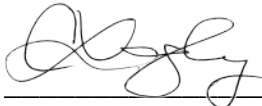


Vanessa Holm
CEO West Lincoln Public Library



Bob Denison
Supervisor of Arena & Parks

Approved by:



Carolyn Langley
CAO



Email only: vholm@westlincoln.ca

Date: September 7, 2017

Our file: 17039

The Corporation of the Township of West Lincoln
P.O. Box 400
318 Canborough Street,
Smithville, ON L0R 2A0

ATTENTION: Ms. Vanessa Holm, Chief Executive Office, West Lincoln Public Library

Dear Vanessa:

RE: Wellandport Library Expansion – Design and Construction Tender

We have completed the tendering process for the replacement of the Design and Construction of the Expansion to the Wellandport Library, Township of West Lincoln Project No. PW 2017-08 and submit the results as follows:

Tender Results

- Number of total plan takers is unknown (this was completed via Biddingo). Sixteen companies attended the mandatory site meeting;
- 9 submitted tenders; two were deemed non-compliant.
- All compliant bidders included the requisite bid deposit;
- All compliant tenders acknowledged Addenda #1 and #2;
- Bonding for one bidder was incomplete and the tender was considered non-compliant (Envelope 2 not opened);
- The highest bidder (Manorcore) did not complete the form of tender and is considered non-compliant;
- Brouwer Construction submitted the lowest total bid with a value of \$1,254,300.00 including taxes;
- Duomax Developments submitted the second low bid with a value of \$1,266,435.07 including taxes.

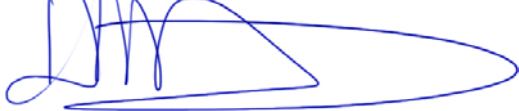
Township of West Lincoln
Wellandport Library Expansion
Tender Evaluation
September 7, 2017

Recommendation

In summary, we find that the accepted tenders are complete, some with mathematical corrections. We recommend that the project be awarded to the low bidder, Brouwer Construction, for the total cost of \$1,254,300.00 (including applicable taxes). Additionally, we recommend that Separate Prices No. 1 through 4 be carried as well. All pricing is within approved council budget. The construction amount includes a project contingency of \$75,000.

Tender evaluation completed by:

Kalos Engineering Inc.



Per: Hank A. P. Huitema, M. Eng., P. Eng.
President

HAPH/ejd

G:\Work\2017\17039\17-09-07-rev VHolm TenderEval.doc

c/c C. Langley, Clerk/Act CAO, Township of West Lincoln
B. Denison, Supervisor of Arena and Parks, Township of West Lincoln

Enclosure – summary of tender bids

TENDER EVALUATION



Bidders		Base Bid Subtotal**	Separate Price #1 - Asphalt Paving	Separate Price #2 - Community Roof Replacement	Separate Price #3 - Millwork	Separate Price #4 - Electric Fireplace	Sub-Total	HST	Total Bid including HST	PRICE ON TENDER FORM
1	Brouwer Construction (1981) Ltd.	\$ 1,020,370.00	\$ 23,010.00	\$ 49,600.00	\$ 16,200.00	\$ 820.00	\$ 1,110,000.00	\$ 144,300.00	\$ 1,254,300.00	\$ 1,254,300.00
2	Duomax Developments Limited	\$ 1,019,000.00	\$ 24,543.00	\$ 59,115.00	\$ 17,010.00	\$ 1,071.00	\$ 1,120,739.00	\$ 145,696.07	\$ 1,266,435.07	\$ 1,266,435.07
3	Serianni Construction Ltd.	\$ 1,048,000.00	\$ 32,000.00	\$ 72,000.00	\$ 21,000.00	\$ 1,100.00	\$ 1,174,100.00	\$ 152,633.00	\$ 1,326,733.00	\$ 1,326,733.00
4	Demik Construction	\$ 1,109,700.00	\$ 22,600.00	\$ 65,000.00	\$ 18,700.00	\$ 800.00	\$ 1,216,800.00	\$ 158,184.00	\$ 1,374,984.00	\$ 1,374,984.00
5	Bestco Construction (2005) Ltd.	\$ 1,117,974.00	\$ 26,600.00	\$ 48,300.00	\$ 17,498.00	\$ 5,000.00	\$ 1,215,372.00	\$ 157,998.36	\$ 1,373,370.36	\$ 1,373,370.00
6	Century Group Inc.	\$ 1,144,266.57	\$ 32,177.23	\$ 88,901.93	\$ 28,415.75	\$ 7,700.00	\$ 1,301,461.48	\$ 169,189.99	\$ 1,470,651.47	\$ 1,470,583.68
7	Brown Daniels Associates Inc.	\$ 1,233,771.78	\$ 24,390.60	\$ 88,169.74	\$ 18,547.88	\$ 2,120.00	\$ 1,367,000.00	\$ 177,710.00	\$ 1,544,710.00	\$ 1,544,710.00
8	Manorcore Group Inc. ***	\$ 1,251,292.00	\$ 23,010.00	\$ 76,300.00	\$ 17,498.00	\$ 1,000.00	\$ 1,369,100.00	\$ 177,983.00	\$ 1,547,083.00	\$ 1,547,083.00

** Separate Prices are NOT INCLUDED in the Base Bid

** Base Bid includes \$75,000 Construction Contingency Allowance and \$128,000 Cash Allowance

*** Non-compliant Form of Tender

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2017-95

**A BY-LAW TO AUTHORIZE AN AGREEMENT BETWEEN
THE CORPORATION OF THE TOWNSHIP OF WEST
LINCOLN AND BROUWER CONSTRUCTION LTD. FOR
THE RENOVATION AND EXPANSION OF THE
WELLANDPORT LIBRARY AND COMMUNITY CENTRE**

**NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
ENACTS AS FOLLOWS:**

1. That, the Corporation of the Township of West Lincoln enter into an Agreement with Brouwer Construction Ltd. for the renovation and expansion of the Wellandport Library and Community Centre.
2. That, the Mayor and Clerk be authorized to sign the above mentioned Agreement and to affix the Corporate Seal thereto.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
11th DAY OF SEPTEMBER, 2017.**

MAYOR DOUGLAS JOYNER

CAROLYN LANGLEY, CLERK