



PROCUREMENT AWARD

To:	Mayor Stratthdee and Members of Council
Prepared by:	Grant Brouwer, Director of Building and Development
Date of Meeting:	24 April 2018
Subject:	DEV 17-2018 Old Water Tower Restoration

PROJECT DETAILS

In 2017, the engineering company Cion / Coulter were hired to develop a scope of work for the restoration of the Old Water Tower. Cion / Coulter met with staff to create a tender document for the restoration of the stone tower and steel tank of the Water Tower. Town Council has pre-approved \$300,000.00 for the project within the 2018 capital budget.

RECOMMENDATION

THAT DEV 17-2018 Old Water Tower Restoration be received; and,

THAT the procurement for DEV 17-2018 Old Water Tower Restoration be awarded to Robertson Restoration for the procured price of \$134,337.08, inclusive of all taxes and

THAT, subject to the requirements of the procurement by-law, staff be authorized to approve any necessary contingencies during the restoration of the Old Water Tower project up to, but not exceeding, \$26,800.00; and

THAT By-Law 37-2018 authorizing the Mayor and the Clerk to sign the associated agreement be approved.

PROCUREMENT SUMMARY

A procurement document was administered for the above noted project. The scope of the project was for the water tower building envelope restoration which included the following:

- Repoint stone wall mortar joints
- Repair wood band at base of sloped roof then cover with new sheet metal
- Remove or repair corroded panels then refinish entire sheet metal roof
- Remove corrosion from exposed metal and apply new epoxy coating
- Painting of the tank with same color and wording

The project start date would be approximately four (4) weeks from the awarding of the project (approximately May 22). The project will take approximately fourteen (14) weeks to complete (September 4). The project will include occasional road closures to allow work crews access to the site.

Staff met with the Heritage Committee to review the Heritage Permit. The Committee approved the permit for the project.

Attached to this report is the bid summary for the project. The bid summary is broken out into two components: the “base bid”, and “separate pricing”. This approach was taken because there was concern prior to tendering that the project would be over budget. The “base bid” represents the core structural upgrades recommended by the Town’s engineer. The “separate pricing” represents provisional items that could have been completed in future years if the project was over budget.

The following is a summary of the procurement results, as well as a recommendation for a successful proponent:

Procurement Information	Details and Results
Tender Closing Date:	Tuesday, April 10, 2018
Number of Bids Received:	Six (6)
Successful Proponent:	Robertson Restoration
Approved Project Budget:	\$300,000.00
Cost Result – Successful Bid (Inclusive of HST):	\$148,460.53
Cost Result – Successful Bid (Inc. Net of HST rebate):	\$134,337.08

The procurement document submitted by Robertson Restoration was found to be complete, contractually acceptable, and ultimately provided the best value for the municipality. As such, staff recommends award of full project (base budget + provisional items) Robertson Restoration.

FINANCIAL IMPLICATIONS

The funding sources for the above noted project are as follows:

01-9157-6990 Old Water Tower Structural Upgrades	\$134,338
01-9157-6990 Contingency Fund (20%)	\$ 26,800
01-9157-6990 Engineering fees	\$ 4,030
Total	\$165,168

The total forecasted costs for this project are \$134,832 under the approved capital budget of \$300,000.

STRATEGIC PLAN

☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.

- Pillar #: Infrastructure
 - Strategic Priority: Develop a Comprehensive and Progressive Infrastructure Plan
 - Tactic(s): When reviewing priorities of needs for maintenance investments in “discretionary” Town assets, the following Town icons will be considered of most importance: historic Town Hall, historic Water Tower; mill race dam and spillway; Carnegie Library, museum, Water Street bridge, Church Street Bridge, Grand Trunk trail and Sarnia Bridge, and Junction Station.
 - Strategic Priority: Maintenance Prioritization

- Tactic(s): Prioritize heritage assets, in terms of importance and develop maintenance schedule and budget accordingly. Assess if any assets can be better utilized by others. Implement a seasonal inspection schedule.

OTHERS CONSULTED

Jed Kelly-Director of Public Works
Jim Brown-Treasurer
Cion/Coulter Engineers & Building Scientists

ATTACHMENTS

1. Bid Summary
2. Combined Bid Summary

REVIEWED BY

Recommended by the Department



Ray Cousineau
Facilities Supervisor



Grant Brouwer
Director of Building and Development

Facilities Manager Recommended by the CAO



Brent Kittmer
CAO / Clerk