

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PUR2018-006

Date: February 13, 2018

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: 1, 2, 3, 12, 13, 16

Subject: Proposal 2017-82-CP Demolition and Removal of Buildings and Structures at Various City Locations

Author Name and Title: Ashley Wykes, Buyer

Jörg Petersen, Manager Building and Property

Recommendation(s):

RESOLVED THAT Report PUR2018-006 Proposal 2017-82-CP Demolition and Removal of Buildings and Structures at Various City Locations be received;

THAT Jones Group Ltd. of McGregor, being the highest scoring proponent, be selected for the award of Proposal 2017-82-CP Demolition and Removal of Buildings and Structures at Various City Locations for a proposed cost of \$263,380, plus HST;

THAT the demolition cost of \$263,380 plus \$15,000 contingency for a total of \$278,380 be financed from the General Contingency Reserve (1.32090);

THAT the Property Development Reserve (1.32035), with a current estimated balance of \$150,000, reimburse the General Contingency Reserve (1.32090) once it has sufficient funds from future sales of land in 2018 and 2019;

THAT subject to the receipt of the required documents, the Mayor and City Clerk be authorized to execute the agreement to award RFP 2017-82-CP; and

THAT the Financial Services Division be authorized to issue a purchase order.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The City's Portfolio Management Team identified the need to decommission and remove/demolish the following City-owned buildings:

1. Old Carden Library
2. Bobcaygeon Boat House
3. Kinmount Heritage Centre
4. Former Pontypool Fire Hall
5. Ops Housing Building
6. Former Coboconk Medical Centre Building

Head Lake Hall and Victoria Road Hall were previously declared surplus and were included in the original budget for removal. Staff did not include them in this RFP in order to explore varying disposal alternatives.

The buildings are vacant and not required for any City program delivery purpose. They are all in very poor condition and some even derelict. Some have structural issues and pose a risk to adjacent property and public safety. Removal of these structures will resolve these risks. The action will also make it possible to rehabilitate the associated lands and avoid ongoing costs involved in securing and maintaining the properties.

Request for Proposal 2017-82-CP Demolition and Removal of Buildings and Structures at Various City Locations was advertised and released in accordance with the Purchasing Policy. The proposal closed on November 30, 2017 and was opened in public by Andy Letham, Mayor and Ashley Wykes, Buyer. Six proposals were submitted as outlined in the chart below with one proponent declining to bid:

Company Name
Kaan Construction, Pontypool – Decline to Bid
Deer Land Equipment Leasing Inc., Loretto
Jones Group, McGregor
Priestly Demolition, King
Tri-Phase Contracting Inc., Mississauga
5 Star Contracting, Fenelon Falls

Each proposal was carefully evaluated based on the criteria in the proposal document.

Proponents were asked to submit recommendations for either removing the building for re-use or completely demolishing the building and properly disposing of the materials. All vendors proposed the complete demolition of all the buildings.

Rationale:

Staff recommend Jones Group Ltd. of McGregor be awarded Proposal 2017-82-CP Demolition and Removal of Buildings and Structures at Various City Locations for a proposed cost of \$263,380, plus HST, as they are the highest scoring proponent.

Other Alternatives Considered:

No other alternative is being considered as the highest scoring proponent is being recommended and funds are available in the General Contingency Reserve.

Financial/Operation Impacts:

Funding for the demolition of the six buildings in the amount of \$263,380 plus \$15,000 contingency for a total of \$278,380 will come from the General Contingency Reserve which has a balance of \$1,459,136. The funding was to come from the Property Development Reserve however there are insufficient funds in this reserve. Once the sales of properties in 2018 are transferred to the Property Development Reserve, this reserve will then replenish the General Contingency Reserve.

Relationship of Recommendation(s) to the 2016-2019 Strategic Plan:

This report aligns with the Strategic Enabler of Efficient Infrastructure and Asset Management.

Consultations:

Treasurer
Manager of Corporate Assets

Department Head E-Mail: cshanks@kawarthalakes.ca

Department Head: Craig Shanks

Department File: 2017-82-CP