

# **The Corporation of the City of Kawartha Lakes**

## **Council Report**

**Report Number PUR2018-014**

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**Date:** April 10, 2018  
**Time:** 2:00 p.m.  
**Place:** Council Chambers

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**Ward Community Identifier:** Ward 2

**Subject:** Proposal 2018-15-CP Design Build Services for the Coboconk Fire Hall

**Author Name and Title:** Ashley Wykes, Buyer  
Ron Raymer, Deputy Chief

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### **Recommendation(s):**

**That** Report PUR2018-014, Proposal 2018-15-CP Design Build Services for the Coboconk Fire Hall be received;

**That** Carbon Contracting Inc. of Lindsay, being the highest scoring proponent be selected for the award of Proposal 2018-15-CP Design Build Services for the Coboconk Fire Hall for a proposal cost of \$582,000 plus HST;

**That** funding in the amount of \$191,914 including a \$15,000 contingency be released from the Capital Reserve for the purpose of awarding this contract;

**That** subject to the receipt of the required documents, the Mayor and City Clerk be authorized to execute the agreement to award RFP 2018-15-CP; and

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

**Department Head:**\_\_\_\_\_

**Financial/Legal/HR/Other:**\_\_\_\_\_

**Chief Administrative Officer:**\_\_\_\_\_

## Background:

During the 2017 budget process, a capital project was approved to refurbish the Coboconk Fire Hall as part of the overall consolidation plan of the Fenelon, Coboconk and Baddow fire response area and to accommodate a Fire/Paramedic shared facility. The Paramedic Service was under a lease in the Coboconk OPP station which expired at the end of 2016. As there is surplus space in the Coboconk Fire Hall to accommodate the Paramedic Service, the City chose not to renew the lease for a 5 year term (at a cost of approximately \$20,000 over that time period) and the service continues to use this space with a month to month lease. The refurbishment project extends the lifecycle of the Coboconk Fire Hall by approximately 30 years and will accelerate improvements to the facility to support consolidated staffing and emergency services. A new build would not be required within the 10 year capital plan, resulting in a cost avoidance of \$1,750,000. The current Coboconk facility for Paramedic Service does not have indoor parking for the ambulance which is required to climate control the contents.

Request for Proposal 2018-15-CP Design Build Services for the Coboconk Fire Hall was advertised and released in accordance with the Purchasing Policy. The proposal closed on February 22, 2018 and was opened in public by Andy Letham, Mayor and Ashley Wykes, Buyer. Two proposals were submitted as outlined in the chart below:

Company Name
Carbon Contracting Inc.
Gay Company Ltd.

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

## Rationale:

Carbon Contracting Inc. of Lindsay, being the highest scoring proponent, be selected for the award of Proposal 2018-15-CP Design Build Services for the Coboconk Fire Hall for a proposal cost of \$582,000 plus HST.

## Other Alternatives Considered:

This project was approved in the 2017 capital budget. There were some delays with the design of the renovation due to the age of the building and some investigation that was required before the architect design could be completed. Once the design was complete, a proposal was issued by the Financial Services department.

The lowest bid exceeded the budget in the following areas:

Back up Generator – not included in original budget \$20,845.00  
Re-grading/paving parking lot – proposal amount higher than budgeted \$80,000  
Asbestos Abatement – not included in original budget \$17,500.00

The backup generator is required in emergency service buildings to continue operations in the event of a power outage i.e. to operate bay doors, emergency lighting, operate water systems. This part of the project was included in the quote in the proposal but council could choose to complete this at a later date. There is currently a smaller generator at this location that will provide limited power if there was a power outage however it is not of sufficient size to operate the entire building.

The budgeted amount for re-grading and paving was for the parking and driveway area in the front portion of the property, however, the back area of the property requires significant attention. A survey was required to be completed to determine what was city owned land vs. private land. The lot had become overgrown with a mixture of invasive plant and tree species. These trees and plants have been cut down however the root structure remains and is threatening to undermine the stability of the existing grading and structural integrity of the existing retaining wall. This will require scraping of the organic material down to solid ground, backfill to the appropriate level, proper grading and asphalt. This work can be deferred and completed separately from the renovation project if council chooses to do so however a failure in the retaining system may require future emergency procurement.

Asbestos abatement is required to be completed with the project. It was not included in the original budget as the fire service was unaware of the extent of the asbestos in this building.

Council could chose to defer the backup generator and the re-grading of the parking lot which would remove \$100,845.00 from the proposal. The proposal would then be awarded at \$481,155.00.

## Financial/Operation Impacts:

Funding for this project will come from the 2017 Capital budget in the amount of \$445,872 and the Capital Reserve in the amount of \$191,914.

Project Number	Project Budget	Other Committed Funds	Project Balance	Proposal Amount (incl HST)	HST Rebate	Contingency	Total Cost	Project Balance
932172201	\$445,872	\$29,542	\$416,330	\$657,660	(\$64,416)	\$15,000	\$608,244	(\$191,914)
Capital Reserve	\$191,914	\$0	\$191,914	\$0	\$0	\$0	\$0	\$191,914
Total	\$628,740	\$29,542	\$599,198	\$657,660	(\$64,416)	\$15,000	\$608,244	\$0

If Council chooses to remove the back-up generator and the re-grading of the parking lot, the project would still be over budget by \$88,294 which would need to come from the Capital Reserve. Any funding for the project that remains unspent upon completion of the project will be returned to the capital reserve.

The amortization of the building and the ongoing operating costs are 50% funded by the Ministry of Health grant. It is anticipated that \$152,000 will be recovered over the life cycle of the building through grant funding on the amortization.

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

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

## Consultations:

Junior Accountant

**Department Head E-Mail:** mpankhurst@kawarthalakes.ca

**Department Head:** Mark Pankhurst

**Department File:** 2018-15-CP