



Council Report

Report Number:	PUR2025-007
Meeting Date:	August 26, 2025
Description:	2025-030-CQ Renovations to the Bobcaygeon Community Centre
Author and Title:	Ashley Wykes, Buyer Christopher Lyons, Supervisor Capital and Special Projects

Recommendation(s):

That Report PUR2025-007, **Renovations to the Bobcaygeon Community Centre**, be received;

That Nirvana Interior Inc. be selected for the award of the Request for Quotation (RFQ) 2025-030-CQ for the submitted price of \$512,447.28 (not including HST);

That the deficit of \$386,497.00 be financed from the Capital Contingency Reserve - uncommitted (1.32248);

That subject to receipt of the required documents, the Director of Community Services be authorized to execute the agreement to award; and

That the Corporate Services department be authorized to issue a purchase order.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background

The Bobcaygeon Arena and Community Centre has long been a cornerstone of Bobcaygeon and the surrounding area, offering quality recreation facilities and serving as a welcoming venue for sports, community gatherings and private events.

The 2024 Capital budget included a project to replace or restore facility components that have reached the end of their service life. In addition to these upgrades, the project will also focus on enhancing building accessibility, with planned improvements that include:

- Renovations to all the dressing rooms - scope includes fixtures, flooring, finishes. Providing improved paths of travel into these rooms, two dressing rooms receiving larger entry doors to better suit current accessibility standards and improved access and privacy to improve gender inclusion.
- Renovation of the lobby – scope includes alterations to the entry vestibule to ensure compliance with the building code and accessibility functions. As well, new flooring, ceiling and finishes will be installed for the lobby space.
- Complete renovation to the existing main level men’s and women’s washrooms to meet accessibility standards.
- Install new entrance canopy for the exterior entrance.
- Replace current poor condition arena seating
- Replace light fixtures in the Hall

Request for Quotation 2025-030-CQ Renovations to the Bobcaygeon Community Centre was issued in accordance with the Procurement Policy. The Quotation was opened electronically on June 19, 2025, with the following results:

Company Name	Submission Amount
Nirvana interior Inc.	\$512,447.28
Amazing Construction Ltd	\$564,624.09
Sabcon Inc.	\$600,200.00
Doracon Inc.	\$647,520.00
Dalren Limited	\$664,750.00
Anacond Contracting Inc.	\$737,470.00
Direk Construction Inc.	\$985,150.00
Yelden Vision Contracting Inc.	Non-Compliant
TTO Construction	Non-Compliant

Nirvana Interior Inc. was found to be the lowest compliant submission. References were checked and found to be favorable.

Rationale:

The Bobcaygeon Community Centre is in need of repairs and the capital project is recommended to proceed based upon the following:

- The facility is in need of significant repairs, if renovations are not completed further operating and maintenance costs can be expected as well as additional repairs in the future
- The washrooms at the facility are not code compliant for accessibility or ease of use
- Project will address accessibility issue for dressing rooms, currently none of the dressing rooms would be considered as accessible
- Improvements for energy efficiency
- Improved individual patron seating throughout the arena

Several factors that contributed to the project being over budget include; increased accessibility scope changes, unanticipated site conditions, increased supplier costs, restricted completion timelines, and increased design consultant fees due to increased scope surrounding accessibility.

Other Alternatives Considered:

No other alternative is being considered as a competitive procurement process was issued, and the lowest compliant bidder is being recommended.

Alignment to Strategic Priorities

The renovations to the Bobcaygeon Community Centre align with the strategic priorities of "An Exceptional Quality of Life, A Vibrant and Growing Economy, and Good Government". Maintaining the City's assets in good working order and investing in the renovations aids in extending the life expectancy of the building to keep it open for the community.

Financial/Operation Impacts:

Financing for 2025-030-CQ Renovations to the Bobcaygeon Community Centre is included in the 2024 Capital budget. The additional funding required of \$386,497 will come from the uncommitted portion of the Capital Contingency Reserve. The building category pays no HST.

Project Number	Original Project Budget	Other Committed Funds **see below	Project Balance	Purchase Amount (excl. HST)	Contingency 10%	Total Amount	Project Balance
950240201	\$207,000	\$29,804	\$177,195	\$512,447	\$51,245	\$563,692	(\$386,497)

*Includes \$25,000 from the Hockeyville grant

**Other committed funds include architectural drawings, specifications and contract administration. Any remaining surplus or deficit in the project will be dealt with by the Treasury department in accordance with the Capital and Special Projects Policy

Consultations:

Treasurer

Supervisor, Procurement

Manager, Parks and Recreation

Director of Community Services

Department Head email: sbeukeboom@kawarthalakes.ca

Department Head: Sara Beukeboom

Department File: 2025-030-CQ