



**SPECIAL MEETING OF COUNCIL
AGENDA**

Monday, November 6, 2017, 6:30 PM

Unico Community Centre

37 Beech Street

Kingsville, ON N9Y 1A9

Pages

A. CALL TO ORDER

B. DISCLOSURE OF PECUNIARY INTEREST

When a member of Council has any pecuniary interest, direct or indirect, in any matter which is the subject of consideration at this Meeting of Council (or that was the subject of consideration at the previous Meeting of Council at which the member was not in attendance), the member shall disclose the pecuniary interest and its general nature, prior to any consideration of the matter.

C. STAFF REPORTS

1. Grovedale Construction

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T. Del Greco, Manager of Municipal Facilities and Property

Recommended Action

Recommend Council approve the proposal submitted by Elmara Construction to provide construction management services with respect to the Grovedale House build.

Recommend Council allow Glos and Administration to bypass the Procurement of Goods and Services Policy and award phases of construction without formal tendering and subsequent reports to Council for approval.

Recommend Council approve an overall estimated budget of \$2,488,050 to construct the Grovedale House build and fund this project through the E.L.K. Annuity Fund Reserves.

D. PRESENTATIONS/DELEGATIONS

- 1. Shane Mitchell, Project Manager; Glos Associates Inc., Architectural and Engineering Consultants RE: Update of the design changes to the new arts and culture facility at the former Kings Landing Restaurant Site**

E. CONFIRMATORY BY-LAW

1. By-law 115-2017

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Being a By-law to confirm the proceedings of the Council of The Corporation of the Town of Kingsville at its November 6, 2017 Special Meeting.

To be read a first, second and third and final time.

F. ADJOURNMENT



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: November 2, 2017
To: Mayor and Council
Author: Tim Del Greco, Manager of Facilities and Properties
RE: Grovedale Construction
Report No.: MS 2017 - 53

AIM

To seek Council approval to proceed with construction of the Grovedale House and appoint a construction manager to oversee this phase of the project.

BACKGROUND

During the September 11th 2017 Council meeting, the following motion was made:

582-2017

Moved by Deputy Mayor Gord Queen
Seconded by Councillor Thomas Neufeld

That Council select the Grovedale House as the design option for the Kings Landing rebuild.

DISCUSSION

Glos Associates Incorporated (architect) are currently in the process of creating final design plans and specifications for this new build. With winter approaching and a Federal Grant deadline of March 31st 2018, timelines for construction are tight and the work must be expedited wherever possible. Rather than following the typical construction process of creating drawings and specifications then tendering for a general contractor to quote and complete full construction, we are instead tendering for a construction manager who will coordinate the build in phases as specifications become available from the architect. Starting construction during the design phase will accelerate the progression of this project.

Following selection of the Grovedale House concept as the preferred design, a tender was advertised for construction management services. Results of this tender have been evaluated and scored based on a number of criteria including:

- Experience with construction management
- Experience with construction of similar projects
- Fees which comprise of both fixed costs and percentage based costs

Final results including their associated fees (excluding HST) are as follows:

| Name | Fixed Fee | Percentage Fee (based on \$2,188,050 budget) | Total Fee | Score |
|--------------------------|------------------|---|----------------------|--------------|
| Elmara Construction | \$84,990 | 1.49% (\$32,601) | \$117,591 | 90.00 |
| Oscar Construction | \$117,558 | 5.00% (\$109,402) | \$226,960 | 65.62 |
| Barrinetti Construction | \$96,200 | 3.00% (\$65,641) | \$161,841 | 61.40 |
| Nevan Construction | \$190,000 | 9.00% (\$196,924) | \$386,924 | 33.33 |
| Vince Ferro Construction | \$525,115 | 11.00% (\$240,685) | \$765,800 | 13.91 |

Elmara Construction was able to demonstrate significant experience with similar construction projects. Considering their lower cost fee proposal, recommendation is to proceed with this contractor.

As mentioned above, timelines are extremely tight with this build. The Town's Procurement of Goods and Services Policy states that all purchases over \$50,000 will be subject to the formal tendering process as well as approval from Council. Substantial completion of this build prior to March 31st will not be feasible if each phase of construction is required to adhere to this policy. Approval to bypass policy will expedite construction as it will eliminate the need for the authoring and advertising of formal tenders as well as the time required to prepare and present subsequent reports to Council. Glos in conjunction with Administration will attempt to secure three quotes for each phase of construction and award as required.

As indicated in a previous report to Council, Grovedale House construction is estimated at \$2,188,050. Glos has now determined through recent design and engineering that an additional \$300,000 should be included in this figure to account for unanticipated drainage works. A budgetary schedule for each phase of construction is being developed in an effort to monitor all expenditures and to stay within target.

Attached in Appendix I are updated drawings of the build for your information. As construction progresses, updates will be made available to the public through various channels and monitored for any relevant feedback.

LINK TO STRATEGIC PLAN

Improve recreational and cultural facilities and opportunities within the Town of Kingsville.

FINANCIAL CONSIDERATIONS

Construction of the Grovedale House is estimated at \$2,488,050. To date, approximately \$156,606 has been expensed for services such as demolition, architectural design, site surveying, soil sampling, etc. Therefore, the total cost of this project is approximately \$2,644,656. If secured, the CIP 150 Grant will offset \$181,500 of this total cost.

The 2017 Budget identified phase one costs of \$640,000 with funding allocated from the CIP 150 Grant and the balance to come from E.L.K. Reserves. Administration continues to recommend this project be funded by the principal in the E.L.K. Annuity Fund. The ongoing impact of infrastructure maintenance and general operating costs already puts great pressure on the tax rate and lifecycle reserves. While debt is an option, a number of projects identified through the strategic planning process are considered a higher priority should financing be required.

Additional manpower and funding will be required in the future in order to operate and maintain this new build. It should be expected that the Grovedale House will operate on an annual deficit similar to Lakeside Pavilion. As a comparison, Lakeside Pavilion on a three-year average operates at an annual deficit of \$33,732.

CONSULTATIONS

Kingsville Administration
Glos Associates Inc.
Elmara Construction

RECOMMENDATION

Recommend Council approve the proposal submitted by Elmara Construction to provide construction management services with respect to the Grovedale House build.

Recommend Council allow Glos and Administration to bypass the Procurement of Goods and Services Policy and award phases of construction without formal tendering and subsequent reports to Council for approval.

Recommend Council approve an overall estimated budget of \$2,488,050 to construct the Grovedale House build and fund this project through the E.L.K. Annuity Fund Reserves.

Tim Del Greco

Tim Del Greco, P.Eng
Manager of Facilities and Properties

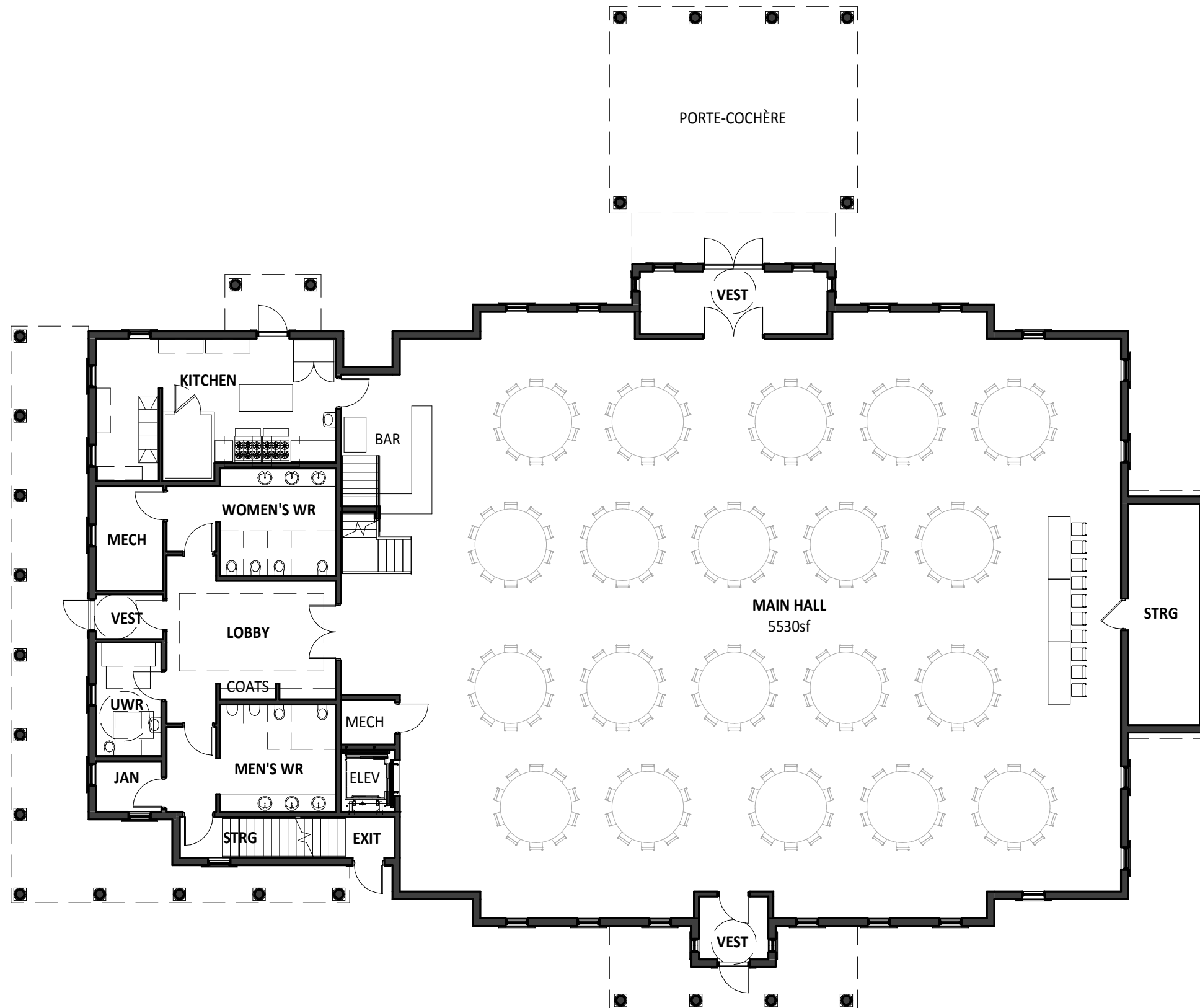
G. A. Plancke

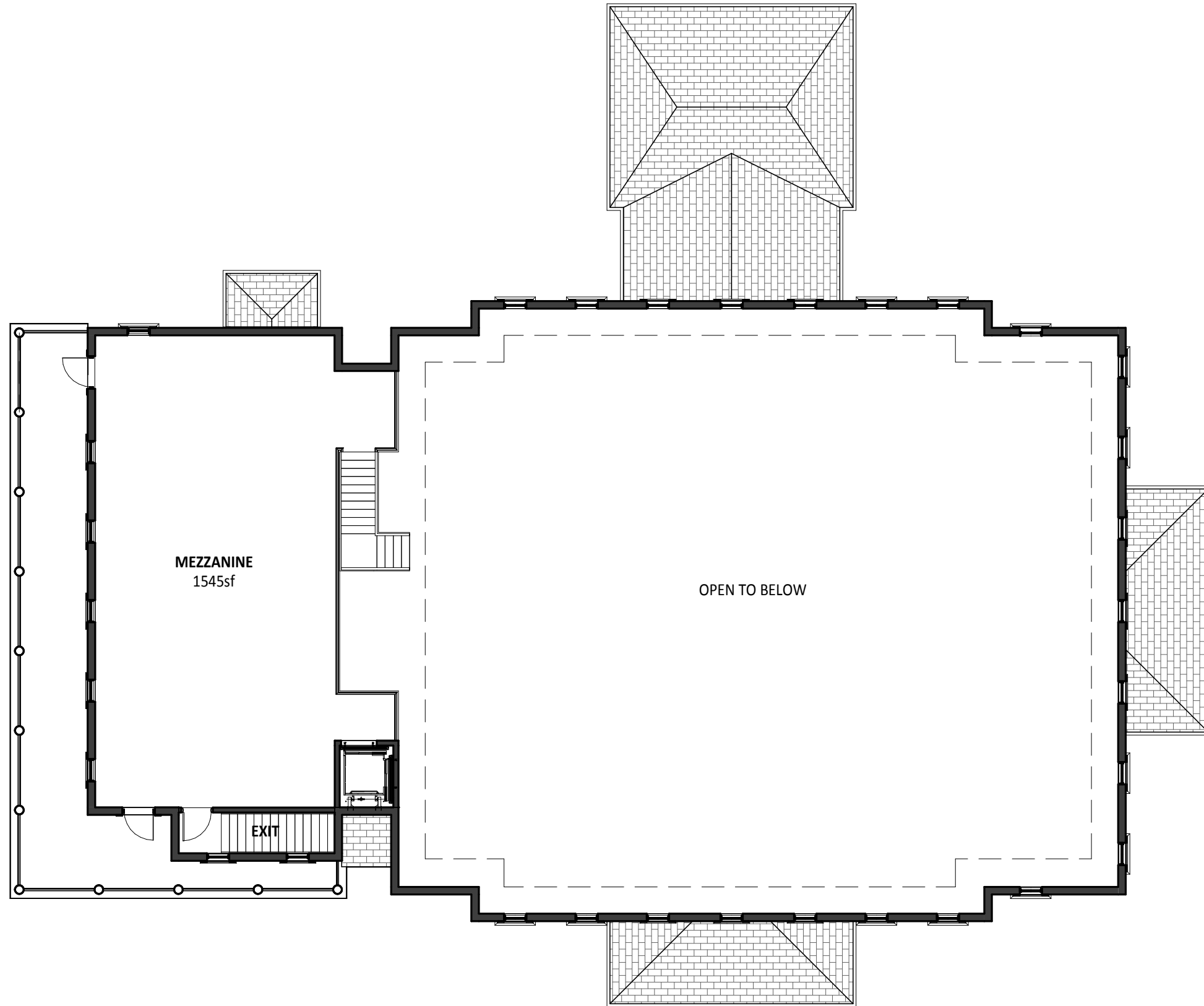
G.A. Plancke, Civil Eng. Tech (Env.)
Director of Municipal Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer









PRIMARY ENTRANCE

NORTH ELEVATION

SCALE: 1" = 10'-0"



PORTE-COCHÈRE

KITCHEN ENTRANCE

EAST ELEVATION

SCALE: 1" = 10'-0"



SOUTH ELEVATION

SCALE: 1" = 10'-0"



WEST ENTRANCE

WEST ELEVATION

SCALE: 1" = 10'-0"



THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 115 - 2017

***Being a By-law to confirm the proceedings of the
Council of The Corporation of the Town of Kingsville at its
November 6, 2017 Special Meeting***

WHEREAS sections 8 and 9 of the *Municipal Act, 2011* S.O. 2001 c. 25, as amended, (the "Act") provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising the authority conferred upon a municipality to govern its affairs as it considers appropriate.

AND WHEREAS section 5(3) of the Act provides that such power shall be exercised by by-law, unless the municipality is specifically authorized to do so otherwise.

AND WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the Town of Kingsville (the "Town") be confirmed and adopted by by-law.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. The actions of the Council at its November 6, 2017 Special Meeting in respect of each report, motion, resolution or other action taken or direction given by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. The Chief Administrative Officer and/or the appropriate officers of the Town are hereby authorized and directed to do all things necessary to give effect to the actions set out in paragraph 1, or obtain approvals, where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary and to affix the corporate seal to all such documents.
3. This By-Law comes into force and takes effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and FINALLY PASSED this 6th day of November, 2017.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo