



**Date:** September 23, 2024

**To:** Mayor and Council

**Author:** Tim Del Greco, Senior Manager, Capital Projects and Engineering

**RE:** Cottam Community Centre – New Build

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## **RECOMMENDED ACTION**

That the Cottam Community Centre Tender **BE AWARDED** to TCI Titan Contracting Inc. in the amount of \$2,731,089 (excluding HST) and the Mayor and Clerk **BE AUTHORIZED** to execute the requisite agreement.

## **BACKGROUND**

Ridgeview Park Community Centre is located within the park at 124 Fox Street in Cottam. Amenities of this facility include an outdoor covered pavilion, an indoor meeting space, a small kitchen, storage for user groups, and public washrooms.

The Cottam Library currently operates out of the municipal building located at 122 Fox Street. The library occupies about a third of this building while the remaining portion remains vacant.

In 2023, Council completed a review of all Town owned facilities. This review included the aforementioned facilities in Cottam. From this review, Council directed Administration to make plans for demolition of the Cottam facilities and the subsequent construction of a new replacement facility.

In 2024, Council approved funding to complete engineering and architectural design, demolition, and construction.

Following budgetary approvals, the Town:

- Hired an architect.
- Created several design options and presented to the public for feedback.
- Finalized a design option and presented to Council for endorsement.

On May 27 2024, Council passed the following motion in regards to the final design:

**109-05272024**

**Moved By Councillor Gaffan**

**Seconded By Councillor Jarvis-Chausse**

*That Council ENDORSE the preferred design option for a new Cottam Community Centre as illustrated in Appendix C of this report, and further, DIRECT Administration to proceed with detailed design.*

## **DISCUSSION**

### Building Design

Attached in Appendix A are drawings as well as a floor plan of the final detailed design that was endorsed by Council.

Key elements and amenities of this new facility include:

- An outdoor covered pavilion.
- A community hall.
  - On May 27 2024, Council passed a motion to increase the size of the main hall, and further, to include a partition to separate the hall. These changes have been incorporated.
- Washrooms.
- A new space for Cottam Library.
- A basic prep kitchen / servery.
- Storage rooms for Cottam Rotary, Baseball, and Soccer.
- Widening of the main driveway to allow better traffic flow.

### Building Construction

A tender for demolition of existing facilities and construction of the proposed facility was advertised on August 29<sup>th</sup> and closed on September 18<sup>th</sup>, 2024. Seven submissions were received. The top 3 bid results are as follows (excluding HST):

<b>Contractor / Vendor Name</b>	<b>Bid Amount</b>
TCI Titan Contracting Inc.	\$2,731,089
Marcovecchio Construction Ltd	\$3,001,928
Barrineti Construction Ltd.	\$3,073,900

Administration has reviewed the submissions and is recommending awarding of the tender to TCI Titan.

## Next Steps

The intent is to demolish the Ridgeview Park Field House and Pavilion and commence new facility construction in 2024. The Library will continue to operate out of the Community Centre, which will also be used for temporary storage for Rotary, until construction of the new facility is complete in mid 2025. At that time, the Cottam Library and user groups can transition to the new facility. Following that transition, the existing library facility will be demolished.

## **FINANCIAL CONSIDERATIONS**

The new Ridgeview Park Community Centre was originally approved in the 2024 Budget at a cost of \$2,850,000 and increased by an additional \$150,000 during the conceptual design phase further to Council resolution.

The estimated cost of this project is now \$3,006,089 (excluding HST). This cost includes:

- TCI Titan's bid for all demolition and construction.
- Architectural Services.
- Engineering and other miscellaneous consulting services.

The original financing strategy was to internally finance the Community Centre over 10 years, and \$285,000 was dedicated towards this project in the 2024 budget. The \$285,000 consisted of \$239,000 from taxation and \$46,000 from the Gosfield Wind Limited Partnership annual community benefit contribution.

On June 24, 2024, Council supported a recommendation to apply the 2023 general surplus of \$933,193 towards this project, to minimize future debt obligations.

Estimated Project Cost	\$3,006,089
Less: 2024 Budget Allocation	(\$285,000)
Less: 2023 Surplus	<u>(\$933,193)</u>
Balance To be Financed	\$1,787,896

With \$285,000 already built in the 2024 Municipal Budget, Administration recommends continuing to dedicate this level of funding towards this project, until it has been fully financed.

Assuming the project remains on budget, this internal debt will be settled in a little over 6 years (2025 – 2030), with no further tax increases required to fund this project.

## **ENVIRONMENTAL CONSIDERATIONS**

The new facility will be more energy efficient than the existing building resulting in reduced utility costs (per unit of area).

## CONSULTATIONS

Kingsville Administration

- Kingsville Residents
- Essex County Library
- Architecttura Inc.

## PREPARED BY:



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## REVIEWED BY:



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