



Municipality of North Grenville

To: **Council**

Meeting Date: April 8, 2025

Subject: Private Blake Williamson Memorial Hall Renovations Report No:
PRC-2025-011

Prepared by: Joe Petschenig, Facilities Superintendent

Recommendation(s)

THAT Council approve awarding project PRC 25-02 Private Blake Williamson Memorial Hall Renovations to Arrow in the amount of \$574,417.72 plus 15% contingency;

AND THAT Council direct staff to draw the 15% contingency from reserves.

Executive Summary

Purpose

- Award project PRC 25-02 Private Blake Williamson Memorials Hall Renovations to Arrow.

Key Findings

- Acropolis had an alarmingly lower bid.
- Reference checks confirmed experience limited to concrete forming as a sub-contractor only. No overall building construction/renovation experience.
- Arrow had the second lowest bid which staff and consultant viewed as more in line with expected costs.
- Arrow reference checks confirmed over a decade of experience and exceptional work in all areas of building construction/renovations.

Financial Implications

- Arrow submission within budget at \$574,417.72 for entire project.
- Staff request a 15% contingency to be funded through Parks, Recreation and Culture reserves due to the nature of the work and unknown site conditions.

Background/Analysis

Bidders were asked to provide a base cost for the majority of the work as well as additional costs for new roofing and flooring.

NG Blake Williamson Memorial Hall Bid Comparison								
Vendor	Base	%	Roof	%	Floor	%	Total	%
Acropolis	\$ 223,070.71	1.00	\$ 65,352.12	1.00	\$ 30,346.01	1.00	\$ 318,768.84	1.00
Arrow	\$ 421,372.39	1.89	\$ 98,985.33	1.51	\$ 54,060.00	1.78	\$ 574,417.72	1.80
RK Porter	\$ 410,162.50	1.84	\$ 153,696.00	2.35	\$ 62,600.00	2.06	\$ 626,458.50	1.97
Bird	\$ 470,176.00	2.11	\$ 113,765.00	1.74	\$ 52,775.00	1.74	\$ 636,716.00	2.00
CMG	\$ 411,000.00	1.84	\$ 180,470.00	2.76	\$ 69,900.00	2.30	\$ 661,370.00	2.07
DMJ	\$ 568,000.00	2.55	\$ 148,000.00	2.26	\$ 87,800.00	2.89	\$ 803,800.00	2.52
Maddison	\$ 526,020.00	2.36	\$ 302,480.00	4.63	\$ 62,440.00	2.06	\$ 890,940.00	2.79

NG Blake Williamson Memorial Hall Bid Comparison

The following observations were made:

1. Of the seven bids received, Acropolis Construction's came in at a low bid total of \$318,768.84 with base price coming in at half that of four other bidders.
2. Review of reference checks determined that Acropolis' experience is in concrete only - concrete forming, pouring, and finishing – without having overall construction experience or any project management experience. Staff and the Project Consultant therefore consider Acropolis lacking qualifications for this project.
3. With Arrow's bid coming in as the next lowest at a total of \$574,417.72 and having years of experience in all areas of construction, North Grenville Staff and the Project Consultant recommend moving forward with all three aspects of the project using the services of Arrow. Review of reference checks confirmed Arrow has provided over a decade of excellent work in all aspects of construction while staying within project deadlines and on budget.

The base project is to accomplish legislative requirements to occupy the facility with an assembly occupancy. Currently the facility is still classified as a fire station under the building code. The project driver is for legislative compliance and accessible upgrades. The current posted occupancy of the facility is 60 people limiting programming of the facility. With the change of use, occupancy is expected to increase to approximately 109 people for the entire facility.

To continue operating the Private Blake Williamson Memorial Hall as an assembly occupancy, base upgrades to HVAC, electrical, fire safety systems, and additional accessible washroom on the ground floor must be upgraded to current building code standards. To facilitate longer term building use, steel roof replacement and installation of rubberized, low impact flooring is recommended.

The current roof system is at its end of life. Included in the roof replacement is repointing of the two chimneys that hold historical significance for the façade of the facility.

The current flooring within the open space is a combination of polished and brushed concrete suitable for a garage setting. The base contract pricing includes polishing and leveling the current flooring to make it more useful for facility users. An upgrade from the base flooring repairs to the installation of 6mm Ramflex flooring is recommended. This flooring is currently installed in the NGMC Arena Lobby. The flooring offers an optimal combination of resistance and shock absorption. The 2 millimeter-thick rubber surface layer can withstand wear from weights and light abrasions. Its non-porous surface allows for easy maintenance, and because it's anti-slip, it provides for a wide range of uses.

This upgraded flooring will meet the needs of current building tenants, open the space to other recreational programming and amenities, and ensure the interior of the facility is set to meet or exceed user expectations.

To minimize downtime to the current building tenants, other facility users, and ensure the facility can meet service levels, Staff and the Project Consultant recommend completing the base project, flooring upgrades and roof replacement as one project.

Staff recommend option 1.

Option 1. Direct staff to move forward with project in its entirety and award the contract to Arrow for an approximate cost of \$574,417.72 plus hst. Staff request a 15% contingency to be funded through Parks, Recreation and Culture reserves due to the nature of the work and unknown site conditions.

Option 2. Direct staff to move forward with the base project only. This will result in a project delay as Staff will go back to the submission review and reference check process for other bidders who took part in the tendering process. Planning for the completion of roofing and flooring at a future time will result in further inconvenience to the current tenant and lost revenue for other potential users of the facility.

Relevance to Strategic Priorities

Strategic Pillar	Pillar #1 - Balanced and Environmentally Sustainable Growth
Goal	Goal #1.1 - Mitigate Climate Change Impacts and Preserve the Natural Environment
Key Action	Action #1.1.3 - Apply environmental sustainability principles of design and operations to facility rehabilitation

Options and Discussion

1. Approve the recommendation (Recommended)
2. Do not approve the recommendation

Financial Impact

This item has been identified in the current budget: **Yes** **No** N/A

This item is within the budgeted amount: **Yes** **No** N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Internal/External Consultation

Consultation with DDDG Engineering Services.

Communications

None.

Attachments

- None