



Board of Directors Meeting

AGENDA

September 18, 2023
2:30 p.m.

1. First Nations Acknowledgement
2. Call to Order
3. Adoption of Agenda
4. Disclosure of Conflicts of Interest
5. Business for Approval
 - 5.1) Longwoods Road Resource Centre Revitalization and Indigenous Education
Centre – Tender Results..... 3
6. Adjournment

1. First Nations Acknowledgement

We will begin by acknowledging that the land on which we gather is the traditional territory of First Nations people who have longstanding relationships to the land, water and region of southwestern Ontario. We also acknowledge the local lower Thames River watershed communities of this area which include Chippewas of the Thames First Nation, Oneida Nation of the Thames, Munsee Delaware Nation, Delaware Nation, and Caldwell Nation. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original peoples of Turtle Island (North America). We are thankful for the opportunity to live, learn and share with mutual respect and appreciation.

5. Business for Approval

5.1) Longwoods Road Resource Centre Revitalization and Indigenous Education Centre Tender Results

Report on Tender of Indigenous Community Education Centre / Resource Centre Revitalization Capital Project

Date: Sept. 18, 2023

Memo to: LTVCA Board of Directors

Subject: Tender Report

From: Genevieve Champagne, Manager Conservation Lands and Services, Mark Peacock, P. Eng., CAO / Secretary-Treasurer

Background – First Tender

The Longwoods Road Conservation Area - Indigenous Community Education and Resource Centre Revitalization was tendered on May 19th, 2023 through Bids and Tenders and had 4 addendums associated with it. The Contractors met on site on May 30th at 1:30pm to review the project site; six contractors were present at the meeting. The closing date was originally June 7th however due to the number of subtrades involved the closing date was moved to June 13th at 1:30. Upon the closing time, only one contractor presented their bid for the project. The total cost coming in at \$1.28 Million (before taxes), which significantly exceeds our budget. Upon discussion with the contractors, it was made clear that the drawing sets for the project being a new build and revitalization were causing some confusion and left some questions still to be answered. They also expressed wanting additional time for their subcontractors to have a better opportunity to review and provide competent quotes. It would be in our best interest to combine the revitalization and new build design drawings into one set, review any additional questions and concerns from the contractors and allow them a longer bidding period to obtain lower and more precise bids.

Response to First Tender:

Given the confusion created by the two phased approach to the drawing set, the board directed staff to revise the phased drawings into one drawing set, retender the project and bring the results of the tender to the board for its review and approval.

Second Tender

The board approved moving forward with a new tender and the drawings and tender package for Tender 2- T02-2023 were produced and resubmitted to Bids and Tenders on August 18th, 2023. A mandatory site meeting was held on site, only those contractors that attended were permitted to bid to ensure compliance with the bid drawings and local competition. On Thursday September 14th, at 1:30 the bids were to be received and an opening was held. The results were recorded and reviewed by staff.

The following tender values were received:

Company	Tender Price (Before HST)
Tradition Construction	\$1,004,031.08
Baribeau Construction	\$1,138,900.00* (\$1,135,900)
Accuratus Design & Build	\$1,272,500.00* (\$1,217,500)
Bronnenco Construction	\$1,280,800.00* (\$1,255,800)
SDI Builders	\$1,395,054.00* (\$1,395,250)

* Bids containing pricing errors

Tradition Construction LTD. was the lowest bid and only compliant bid package, as all other bid packages contained pricing errors.

Summary of Project Original Budget

The original budget for the project was prepared in 2021 when engineering costs were prepared for an application to the Federal Economic Development Agency for Southern. This application was successful and \$750,000 was received to complete a \$1,010,000 project. The breakdown of budget corresponding to the tender is as follows:

Summary of Budget	
Tender Items Budget	\$715,000.00
Non Tender Items Budget	\$249,000.00
In-Kind Services	\$46,000.00
Total Approved Budget 2021	\$1,010,000.00

Comparison of Project Original Budget vs Lowest Tender Result

The following section compares original budget items (found in Federal grant approval) to the tender result.

Original 2021 Budget Approved by Federal Government	
Building of Indigenous Community Education Addition	\$610,000.00
roof of existing building to match addition	\$20,000.00
washroom - wheelchair upgrade	\$12,000.00
ventilation fire suppression for kitchen	\$28,000.00
plumb elec for kitchen	\$20,000.00
pass through (kitchen to hall)	\$5,000.00
Kitchen walls	\$10,000.00
	Equipment
cabinets - built in for ed centre	\$10,000.00

	\$715,000.00
Tender Cost	
Tradition Construction	\$1,021,702.03
Difference:	\$(306,702.03)

Comparison of Project Original Budget vs Non tender Items of Project

The following section compares original budget items (found in Federal grant approval) to the items of the project to be completed outside of the current tender. The estimates have been updated by actuals and new estimated costs for items. The non Tender items include a paved walkway required by the municipality that was not in the original plans, a change in HVAC units defined during the design phase of the project, and an increased price for Engineering. (higher original RFP cost plus cost to prepare drawings for second tendering) The approved Engineering RFP being:

Phase 3: Design Development (includes HST)	\$ 44,070
Phase 4: Tendering/Negotiation (includes HST)	\$ 13,600
Phase 5: Construction Supervision (Includes HST)	\$ 9,040
Total: (Includes HST)	\$ 66,710

The total estimated cost overrun on the Non Tender Items of the project is: \$45,741.79

Item	Budget	2022 Spent	2023 Spent	Discussion	Overage
septic upgrades including fire reservoir	\$30,000.00				
walkway - wheelchair accessible - material	\$6,000.00			Paved Walkway	\$20,000.00
municipal /health unit permits	\$10,000.00		\$11,035.09	Building Permit	\$1,035.09
sub-total	\$46,000.00				
	Equipment				
Built in kitchen equip, built in counters	\$50,000.00				
fridge Built in	\$8,000.00				
windows and siding existing building	\$70,000.00		57,167.69	Windows/wall done	\$-12,832.31
heating HVCA existing building	\$25,000.00		\$43,232.74	Over original est.	\$18,232.74
sub-total	\$153,000.00				
	Engineering				
Engineering - includes all engineering costs	\$50,000.00	\$37,779.07	\$22,487.20	Approved RFP over	\$19,306.27
sub-total	\$50,000.00				
Total Project Cost	\$249,000.00	\$37,779.07	\$133,922.72		\$45,741.79

Impact of Tender Approval on Financial Position of LTVCA

If the Board of Directors approves the tender the total commitment to this project will be \$647,999.05. The Lower Thames Valley Conservation Foundation has hired a professional fund raiser and is about to start a fundraising campaign to raise funds to address this build. It has already received a donation of \$100,000

(prior to official start of campaign). With that donation, the total commitment to this project will be \$547,999.05 should no further funds be raised. When considering other commitments of reserve funds by the LTVCA (asset management plan) a remaining amount of \$554,970.64 is available to bring to this project. Should the LTVCA have no surplus funds available in the next 10 years, the LTVCA will have \$6,971.58 with full implementation of its Asset Management Plan.

Worst Case		
Financial Position of LTVCA with Project		
	\$306,702.03	Main tender overage
	\$45,741.79	All other items Overage
	\$352,443.82	Total Overage
	-\$9,444.77	2022 Operating already covered
	\$342,999.05	Total overage with tender
	\$100,000.00	Approved commitment elevator
	\$205,000.00	Approved commitment tender
	\$647,999.05	total project overage
	-\$100,000.00	Funds raised to date
	\$547,999.05	Total LTVCA Liability
	\$554,970.64	Surplus after asset management
	\$6,971.58	Excess reserves

Summary

The staff of the LTVCA has reviewed all budget numbers associated with the Indigenous Community Education Centre / Resource Centre Revitalization Capital Project. From this review it is concluded that the LTVCA, in the worst case scenario, can afford the project and it is recommended that the tender be approved.

Recommended Resolution

Be it Resolved That:

The tender of Indigenous Community Education Centre / Resource Centre Revitalization Capital Project be awarded to Tradition Construction for a total value of \$1,004,030.08 (plus HST),

And that the CAO and Chair be authorized to sign tender documents in this award.

This report aligns with the following objectives of the LTVCA's Strategic Plan:

1. Strengthen and Increase Collaboration with Community Stakeholders

Respectfully Submitted:

Genevieve Champagne
Manager Conservation Lands and Services

Approved By:

Mark Peacock, P. Eng.
C.A.O. / Secretary Treasurer