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TO:	CHAIR AND MEMBERS COMMUNITY & PROTECTIVE SERVICES COMMITTEE MEETING ON MONDAY, JUNE 16, 2014
FROM:	MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER & LYNNE LIVINGSTONE MANAGING DIRECTOR, NEIGHBOURHOOD, CHILDREN & FIRE SERVICES
SUBJECT:	ADDITION AND INTERIOR ALTERATIONS TO THE SOUTH LONDON COMMUNITY CENTRE PROJECT No. P126-RC2751 TENDER No. 14-58

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the Managing Director, Neighbourhood, Children & Fire Services with the concurrence of the Managing Director, Housing, Social Services and Dearness Home:

- (a) The bid submitted by Norlon Builders London Limited, 151 York Street, London, Ontario N6A 1A8, at its tendered price of \$6,000,000.00 excluding HST for the Addition and Interior Alterations to the South London Community Centre **BE ACCEPTED**; it being pointed out that the bid submitted by Norlon Builders London Limited was the lowest bid received and meets the City's specifications and requirements in all areas;
- (b) The contract with Cornerstone Architecture, 110-700 Richmond Street, London, Ontario N6A 5C7 for architectural services **BE INCREASED** by \$22,250.00 excluding HST; it being noted that the increase in fees is associated with an increase in the project scope of work;
- (b) The financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached as Appendix "A";
- (c) The Civic Administration **BE AUTHORIZED** to undertake all administrative acts which are necessary in connection with the project;
- (d) The approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the contractor for the work; and
- (e) The Mayor and City Clerk **BE AUTHORIZED** to execute a contract or any other documents, if required, to give effect to these recommendations;

PERTINENT REPORTS RELATED TO THIS MATTER

- C&PSC – July 22, 2013 – Architect to Act as Prime Consultant for Addition and Interior Alterations to the South London Community Centre.
- C&PSC – July 19, 2010 – Ontario Works in the Community Strategy
- C&PSC – February 4, 2013 – Ontario Works Decentralization

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BACKGROUND

PURPOSE:

This report is submitted to seek Council approval to enter into a formal contract with Norlon Builders London Limited for the Addition and Interior Alterations to the South London Community Centre.

CONTEXT:

In February 2013, Council approved in principle the Ontario Works Decentralization Plan, a component of which was investment in the South London Community Centre (SLCC) to serve Ontario Works (OW) participants in the South west quadrant of the city.

The City has identified the need to expand services and support programs at this facility. The July 2010 Council report discusses the synergies that would be made possible through this strategy, including opportunities for co-location with, and expansion of space for Settlement Services already available at SLCC.

Construction is scheduled to commence July 2014 with an anticipated completion date of May 2015

DISCUSSION:

The proposed addition to the SLCC includes OW satellite office space, Settlement Services offices and teaching rooms, washrooms, a computer lab, child minding facilities and a teaching kitchen. Renovation works to the existing facility include upgrades to the gymnasium, food bank and administrative offices. Exterior upgrades include the creation of an urban plaza with an outdoor leisure/gathering space and an interactive water feature that replaces the existing wading pool, as well as accessibility/way-finding improvements and a parking lot expansion that accommodates an additional 62 vehicles.

Additional life cycle renewal works include replacement of the existing metal roof and siding at the gymnasium. This work was not included in the original project scope of work and its deteriorated condition only became evident subsequent to the award of a contract for consulting services for the expansion of the facility. This building component has reached the end of its life cycle and it is prudent to undertake this work in conjunction with the expansion of the facility.

Tenders for the Addition and Interior Alterations to the SLCC were received May 22, 2014. The bid submitted by Norlon Builders London Limited was the lowest of 12 bids received and meets the City's specification and requirements in all areas. A summary of bids received is attached as Appendix "B".

The bid submitted by Norlon Builders London Limited offers the best value to the City and it is recommended that they be awarded a contract for the work.

Cornerstone Architecture was retained to undertake the design work associated with the addition and renovations to the SLCC. Subsequent to the award of this contract, fees associated with architectural and structural design services for the metal roof and siding replacement were incurred and are additional to the original contract.

FINANCIAL IMPLICATIONS:

The estimated additional annual operating cost associated with the award of this contract is approximately \$197,000. There will also be one time transitional costs for Ontario Works leased space in the net City amount of \$100,000 per year until the Market Tower lease expires in March 2017. The City will recover costs of approximately \$210,000 per year by leasing space to Ontario Works and Settlement Services. These estimates will be further refined and included in 2015 and future years operating budgets noting that after March 2017 there should be a net savings.

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ACKNOWLEDGEMENTS:

This report was prepared by John Devito, Facilities Design & Construction.

SUBMITTED BY:	SUBMITTED BY:
KEN OWEN DIVISION MANAGER, FACILITIES	TONY KYLE MANAGER, AREA RECREATION SERVICES
RECOMMENDED BY:	RECOMMENDED BY:
MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES & CITY TREASURER, CHIEF FINANCIAL OFFICER	LYNNE LIVINGSTONE MANAGING DIRECTOR, NEIGHBOURHOOD, CHILDREN & FIRE SERVICES
CONCURRED BY:	
SANDRA DATARS BERE MANAGING DIRECTOR, HOUSING, SOCIAL SERVICES AND DEARNESS HOME	

Attach: Appendix "A" – Sources of Financing

- cc: Bill Coxhead, Managing Director, Parks and Recreation
Pina Sauro, Manager, Community Supports
Anna Lisa Barbon, Manager, Financial & Business Services
Larry Palarchio, Manager, Financial Planning & Policy
Tim Wellhauser, Manager, Facilities Design & Construction