



Subject: Project No. 2021-16 RFQ 11 King Buildings Demolition

To: Council

From: Public Works Department

Report Number: 2021-182

Meeting Date: May 28, 2021

Recommendation:

That Council award the Project for the Demolition of Buildings at the abandoned Public Works Yard at 11 King St., Port Colborne (the Project), to Tri-Phase Group Inc. for the base contract amount of \$72,304.00, plus applicable taxes;

That Council approve a contingency for provisional items of \$19,696.00, for estimated maximum quantities of materials, and be awarded at the discretion of the Director of Public Works for use, up to the amount that proves necessary;

That staff prepare the Contract By-law, and the City Clerk and Mayor be authorized to execute the Contract Agreement; and

That the previously approved funding for the Project be financed as follows:

\$35,000 under Account 20C-PW-L18 (11 King Demolition)

\$57,000 under Account 20C-ED-L47 (Tourism and Cruise Destination Business Case)

Purpose:

The purpose of this report is to inform Council of the results of the RFQ proceedings for the Public Works Building Demolitions (the Project); and further to obtain approval from Council to award the Project to the recommended Contractor on the basis of best value.

Background:

The former Public Works Yard and Buildings, located at 11 King Street in Port Colborne, was abandoned in 2018 with the completion of the new Engineering and Operations Centre at 1 Killaly St W.

The property and buildings were utilized and managed by the City under lease from the St. Lawrence Seaway for over 50 years.

The remaining building structures, namely the Salt Dome, Stone Pumphouse, and Main Works Building, continue to be a liability to the City both operationally and financially, as well as being a safety and security issue because of the degradation of the building, to staff, and possibly residents, that frequent the southernmost stretch of the Port Promenade and West St. South.

Future potential use of this property by the City, as a developmental site, is currently being considered within the Tourism Strategy and Cruise Destination Business Case.

Discussion:

RFQ 2021-16 was released on the City website as well as Bidding on May 10, 2021 and closed for submission on May 31, 2021. Solicitation required bidders to outline and itemize fixed or static (non-variable) costs, as well as unit pricing for provisional items such as materials, for an overall quotation of demolition and grade restorations of the three remaining buildings at the site. Bidders were also permitted to estimate material needs and outline projected costs based on known information about the site, regarding foundation areas and thicknesses, etc.

The Clerk's office received 10 qualifying bids at the time of close. Submission pricing from each bidder was corrected for quantities as there was some variation of estimated or quoted amounts and re-evaluated throughout the range of potential material needed. This was to allow unilateral and unbiased comparison of submission pricing as well as discount any undervalued bids that could result in increased or disproportionate material costs in the future, should needs dictate.

The three lowest bids with regards to fixed costs were then compared at the minimum, mean, median and maximum estimated quantities for items such as granular A and granular B backfill. After this comparison, and throughout the range of potential material needed, one bidder showed a clear advantage in pricing. This was to show due diligence in evaluation and ensure best value for the City throughout the range of expected, as well as potentially increased quantities, in case there were unforeseen or additional material needs once the project was started.

Internal Consultations:

The Strategic Initiatives Division has been consulted to ensure alignment with the City's overall Strategic Plan and is working in a combined effort to promote tourism and minimize decay of the area. The Director of Corporate Services has agreed to supplement funding in a combined effort between Strategic Initiatives and Engineering, to allow this project to be completed in one, timely stage, and to help obtain cost savings and best value for the City.

The Building Division was consulted and a demolition permit for all (3) buildings at the property has been approved to the Facilities Supervisor, as agent of the City.

Roads and Parks Division staff have been consulted to outline the need for locates, disconnections or decommissioning of services and infrastructure.

The Environmental Compliance Area will be actively involved in the oversight of removal, assessment and monitoring of any hazardous substances or potential for site contaminations, throughout the project. A designated Substances Survey and Report has been obtained through the professional services of an external firm. Any abatements or concerns outlined therein have been addressed and included in the project.

Financial Implications:

Funding for the Project has been previously approved by Council as follows:

- \$35,000 was approved as a capital request in 2020 for demolition of the structurally unsound Salt Dome and Stone Pumphouse buildings.
- \$185,147 was approved in 2020 under the Tourism Strategy and Cruise Destination Business Case project, which included remediation and development of this property.

Conclusion:

This project will immediately reduce costs for the City with regard to the maintenance and security of these buildings as well as address potential hazards to persons and safety, both in and around the buildings.

This project is also the initial stage of site remediation and development, which is necessary in an effort to move forward in alignment with the City's Strategic Plan.

Appendices:

- a. Project 2021-16 Site Outline

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final approval is by the Chief Administrative Officer.