

Municipality of Chatham-Kent
Infrastructure and Engineering Services
Parks, Fleet and Facilities

To: Mayor and Members of Council

From: Alain Sasseville, Manager, Housing Assets South

Date: June 2, 2023

Subject: Tender Award: Contract T23-221 – Aluminum Window and Steel Door Replacement - 99 McNaughton Ave West, Chatham

Recommendations

It is recommended that:

1. The tender in the amount of \$608,320.81 (including HST) for the Aluminum Window and Steel Door Replacement – 99 McNaughton Ave West, Chatham be awarded to Elric Contractors of Wallaceburg Limited.
2. The Mayor and Clerk be authorized to sign the necessary agreement.

Background

The facility at 99 McNaughton Ave West, Chatham is a 120-unit Chatham Kent Public Housing building constructed in 1977. The windows and doors are due for lifecycle replacement as most building components are original to the building and are beyond their service life.

Comments

The current windows are single pane glass and are inefficient and becoming inoperable. The doors are slab doors and do not provide any natural light or ventilation as they do not have windows. The windows and doors will be replaced with Energy Star rated products to ensure maximum energy efficiency.

In accordance with Purchasing By-law #166-2020, the purchasing tender was advertised on May 10, 2023, and closed on May 31, 2023. Two tender bids were submitted. The bid results and ranking are outlined in Table 1.

Table 1: Bid Results for T23-221 – Aluminum Window and Steel Door Replacement – 99 McNaughton Ave West, Chatham

Rank	Company Name	Location	Amount (incl. HST)
1	Elric Contractors of Wallaceburg Limited	Wallaceburg, ON	\$608,320.81
2	Westhoek Construction Limited	Chatham, ON	\$613,008.05

The Facilities Division has reviewed the tenders and found them to be complete in all respects. It is the recommendation herein that the contract be awarded to Elric Contractors of Wallaceburg Limited, who submitted the lowest compliant tender bid.

Areas of Strategic Focus

This report supports the following areas of strategic focus:

			
Economic Prosperity	Healthy & Safe Community	People & Culture	Environmental Sustainability
1.1	2.3		4.2

Consultation

IRC Group that conducted the Building Condition Assessment report were consulted during the preparation of this contract. The tenders were opened by Purchasing and reviewed by the Facilities Division.

Communication

The tender documents were posted on the Bids & Tenders website for prospective contractors to review. Unsuccessful bidders will be notified by the Purchasing Division through the Bids & Tenders website.

Communication will be given to residents of the building for the upcoming replacement of the windows and doors to give notice of the construction. Any surrounding properties that may be negatively impacted by the construction will also be notified.

Diversity, Equity, Inclusion and Justice (DEIJ)

The rehabilitation of windows and doors for Chatham-Kent Housing Assets enhances the accessibility and inclusivity within the community, ensuring equitable access to housing options for all residents.

The upgrade of windows and doors at this location will allow for a comfortable living for all residents within the building to ensure that everyone is receiving the same quality of windows and doors. This will allow for a comfortable living for all residents that may have health related issues that need the building to be at an appropriate temperature.

The upgrade also ensures that municipal housing assets are properly maintained to provide rent-based living options to all residents of Chatham-Kent.

Financial Implications

Table 2: Recommended Costs and Funding Summary

Description	Total
A) Recommended Costs	
Recommended Tender	\$538,337.00
Plus HST	\$69,983.81
Total Cost (Including HST)	\$608,320.81
Less HST Rebate 11.24%	(\$60,509.07)
Total Recommended Cost	\$547,811.74
B) Recommended Funding	
Housing Services Lifecycle Budget (100%)	\$547,811.74
Total Project Funding	\$547,811.74

The lowest tender bid, submitted by Elric Contractors of Wallaceburg was within the budget estimate.

Prepared by:

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Attachment: None

[Title]