

Municipality of Chatham-Kent

Health and Human Services

Housing Services

To: Mayor and Members of Council
From: Ray Harper, Director, Housing Services
Date: May 24, 2023
Subject: Tender Award – T23-196 CK Housing Services New Apartment Building

Recommendations

It is recommended that:

1. The tender in the amount of \$9,766,855.55 (including HST) for the CK Housing Services New Apartment Building be awarded to Jayden Construction.
2. The Mayor and Clerk be authorized to sign the necessary agreement.

Background

On November 21, 2022 council approved the report [Affordable Housing 17 Family Unit Build 36 McGeorge St. Blenheim, ON – Architectural Services](#) which detailed a vacant Municipality of Chatham-Kent owned property that is adjacent to the existing Housing Services building in which Chatham-Kent Housing Services (CKHS) is developing a 17 unit building consisting of 15 three-bedroom and two four-bedroom family units in a three storey affordable rent housing development at this location.

Rents at 36 McGeorge St. will be set at 80% of average market rent for all units. The project will be targeting families as tenants. There are currently no multi-bedroom affordable housing units for Blenheim families. A household who meets the occupancy standard and the eligibility requirements set by the Ministry of Municipal Affairs and Housing (MMAH) in the Ontario Priorities Housing Initiative (OPHI) and Canada-Ontario Community Housing Initiative (COCHI) Program guidelines will be offered units according to their application dates from earliest to latest received. Eligibility criteria includes households which must be Canadian citizens or landed immigrants. The household income must be below what the MMAH index prescribes as household income limits and household members must have filed income tax in the previous calendar year.

Approved recommendation #5 in the December 20, 2021 Report to Council [Recommendations to Encourage & Develop Affordable Housing in Chatham-Kent](#) was for Housing Services to issue a RFP for an affordable municipally-owned family unit

development in Blenheim. The project is being funded through a combination of planned Canada-Ontario Community Housing Initiative (COCHI) Year 4 funding, Ontario Priorities Housing Initiative (OPHI) Year 4 funding, successful \$849,999 CMHC contribution¹ grant funding application and municipal housing reserves.

On July 26, 2022, a community engagement meeting was held by CKHS at the Blenheim Legion, which presented this project to the community members. This community engagement meeting was advertised on several media platforms. During this engagement session a 3D model video presentation was displayed throughout the meeting and information about this project was provided to the community through CKHS and ROA Studio Inc. The meeting was attended by both community members and members of Council. Questions were received and answers provided to the audience along with contact information for any further inquiries. CKHS received entirely positive feedback from the attendees regarding this development.

Comments

Construction is planned to begin in June 2023 and be completed by December 2024.

In accordance with Purchasing By-law #166-2020, the purchasing tender was advertised on the Municipal Website on April 14, 2023 and closed on May 18, 2023. A total of 31 potential bidding contractors (including contractors, sub-contractors, and suppliers) obtained a copy of the contract document from the Chatham-Kent Bids & Tenders website and nine tender bids were submitted. The bid results and ranking are outlined in Table 1.

Table 1: Bid Results for T23-196 – CK Housing Services New Apartment Building

Rank	Bidder	Location	Bid (including HST)
1	Jayden Construction	Chatham, Ontario	\$9,766,855.55
2	Barrinetti Construction Ltd	Leamington, Ontario	\$9,932,700.00
3	Greenlight General Contracting Inc.	Tecumseh, Ontario	\$11,181,350.00
4	Westhoek Construction Ltd	Chatham, Ontario	\$11,218,916.85

¹ <https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/co-investment-fund/co-investment-contribution-funding>

Rank	Bidder	Location	Bid (including HST)
5	TCI Titan Contracting Inc.	Windsor, Ontario	\$11,458,200.00
6	K&L Construction	London, Ontario	\$11,613,801.00
7	Nevan Construction Inc.	Kingsville, Ontario	\$12,178,010.00
8	Vince Ferro Construction Ltd.	Windsor, Ontario	\$12,620,292.00
9	Kings Construction Group INC	Mississauga, Ontario	Bid Disqualified

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		

Consultation

The Housing Assets Division was consulted during the preparation of this tender. The tenders were received by the Purchasing Division which were then reviewed by the Housing Assets, Housing Services Divisions and by ROA Studio Inc.

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.

Project details will be communicated to the public through the Let's Talk CK webpage. The directly affected property owners will receive a letter prior to construction informing them of the project, including frequently asked questions and contact information for the Contractor, Consultant, and the Municipality.

Diversity, Equity, Inclusion and Justice (DEIJ)

Housing Services practices are informed by a Diversity, Equity, Inclusion, and Justice lens. Racialized, Indigenous, 2SLGBTQIA+, and newcomer groups are overrepresented in the overall number of those experiencing homelessness. There may be many barriers these groups face, including discrimination, generational trauma resulting from colonialism, and language barriers to name a few. Providing individuals and families with adequate, stable housing may contribute to life stabilization, and help support marginalized groups advance in goal of obtaining equity.

Financial Implications

The approved 2024 municipal budget includes a base amount of \$1,230,020 transfer to the municipal Affordable Housing Reserve fund.

The following chart summarizes the total costs and funding summary for this Affordable Housing Development:

CKHS 2024 Affordable Housing Base Budget	\$1,230,020
CMHC Contribution funding	\$ 849,999
Ontario Priorities Housing Initiative (OPHI) funding	\$ 544,512
Canada Ontario Community Housing Initiative (COCHI) funding	\$ 417,900
CK Affordable Housing Reserve	\$3,268,506
Housing Services Operations Reserve	<u>\$3,455,919</u>
Total:	\$9,766,856

The following chart summarizes the CK **Affordable Housing Reserve** impact (as of May 26, 2023):

CK Affordable Housing Reserve Estimated Balance	\$ 3,268,506
Proposed Affordable Housing Development	<u>(\$3,268,506)</u>
Balance	\$ 0

The following chart summarizes the **Social Housing Operations Reserve** impact (as of May 26, 2023):

Housing Services Operations Reserve Estimated Balance	\$3,636,821
Proposed Affordable Housing Development	<u>(\$3,455,919)</u>
Balance	\$ 180,902

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Attachment: Appendix 1. Tender Award - T23-196 - Reporting on Bids

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