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May 15, 2020

Ann-Marie Norio, Regional Clerk  
Niagara Region  
1815 Sir Isaac Brock Way  
Thorold, ON L2V 4T7

Dear Ms. Norio,

At their May 15, 2020 meeting, the Niagara Regional Housing Board of Directors passed the following motion as recommended in attached report NRH 8-2020:

1. That the awarding of Tender PT-19-72 to Tambro Construction Ltd. by the Public Tender Award Committee for the construction of the 55 unit and 18 unit affordable housing apartment buildings on NRH land at 6388 Hawkins St. and 7180 Heximer Ave., Niagara Falls at their bid price of \$19,775,000 (including 13% HST) **BE ENDORSED.**
2. That this report **BE FORWARDED** to Niagara Regional Council for information.

Sincerely,

Councillor Walter Sendzik  
Chair

**REPORT TO:** Board of Directors of Niagara Regional Housing

**SUBJECT:** 6388 Hawkins St & 7180 Heximer Ave. New Affordable Housing Project

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## RECOMMENDATIONS

1. That the awarding of Tender PT-19-72 to Tambro Construction Ltd. by the Public Tender Award Committee for the construction of the 55 unit and 18 unit affordable housing apartment buildings on NRH land at 6388 Hawkins St. and 7180 Heximer Ave., Niagara Falls at their bid price of \$19,775,000 (including 13% HST) **BE ENDORSED.**
2. That this report **BE FORWARDED** to Niagara Regional Council for information.

## PURPOSE OF REPORT

The purpose of this report is to seek endorsement from the NRH Board of the award of Tender PT-19-72 for the construction of the 55 unit and 18 unit affordable housing apartment buildings on NRH land at 6388 Hawkins St. and 7180 Heximer Ave., Niagara Falls, to the low bidder Tambro Construction Ltd.

## KEY FACTS

- \$20.9 million has been approved in the Capital Budget for NRH under project 20000680 – NRH – Multi-Residential Intensification – Niagara Falls. \$810,000 was initiated by Regional Council in February 2019 to facilitate site assessment and design work. \$20.1 million was approved and initiated in the 2020 Capital Budget.
- This Niagara Falls targeted multi-residential intensification project will increase the affordable housing supply, to help address the unmet needs of those on the city's affordable housing waitlist.
- The firm of Raimondo & Associates Architects Inc. was retained to design, tender for development and construction administration, commissioning and contract close out of the 55 & 18 unit affordable housing apartment buildings on September 06, 2019.
- January 28, 2020 Hawkins Development RFPQ1 Hawkins Street Development was issued.

- February 20, 2020 - 16 Contractors tendered for the Prequalification
  - 8 Contractors were prequalified and approved by the board on March 20.
- On March 16, 2020, Raimondo & Associates issued a tender call (Project 19-072) to the 8 pre-qualified contractors. The tenders were published in the Niagara, Hamilton, London, Grand Valley, Mississauga Construction Association and NRH Website with a closing date of April 21, 2020, 2:00 PM. & 5:00PM.
- The Development Committee (serving as Public Tender Award Committee) approved the lowest bid on April 22, 2020 to Tambro Construction Ltd., with contract terms stipulating that the price will be held for 120 days as construction activities cannot commence until both local and provincial restrictions associated with the pandemic are lifted.

## ANALYSIS

The opening committee members evaluated the tenders in detail on April 22 at 10:00 to 11 AM and then were brought forward at 2:00 to 3:00 PM to the Development Committee (serving as Public Tender Award Committee), **Appendix 2**, for further discussion and approval.

	<b>Prequalified Contractor Name</b>	<b>Location</b>	<b>Bid Amount</b>
1.	Aimico Design Build Inc.	Windsor	\$17,943,800 & HST
2.	Gay Company	Bowmanville	\$24,000,000 & HST
3.	J.R.Certus Construction Co. Ltd.	Woodbridge	\$18,279,000 & HST
4.	Pegau Construction Ltd	Toronto	\$17,650,000 & HST
5.	Percon Construction Inc.	Toronto	\$21,950,000 & HST
6.	Tambro Construction Ltd	Guelph	\$17,500,000 & HST

Niagara Region's legal department has confirmed that none of the above companies have any current litigation issues with the Niagara Region or NRH.

The Architect Raimondo & Associates Brad Augustine, along with the opening committee members Donna Woiceshyn, Cameron Banach, Emilio Raimondo, Willi Pankratz, & Gord Szaszi have reviewed the bid opening and recommend awarding the contract to the lowest bidder, Tambro Construction Ltd. for the amount of \$ 17,500,000 plus HST.

The tender amount includes all items as per Raimondo & Associates Architects Inc. - 19-072 contract drawings and contract specifications and addendum 1, - 9 inclusive.

Contract price excluding value added Taxes	\$ 17,500,000
HST	\$ 2,275,000
Total Amount Payable subject to adjustments	<b><u>\$ 19,775,000</u></b>

The construction documents (specifications) include at total Cash Allowance of \$915,500 as per the following:

Testing & Inspection	100,000
Door Hardware	135,000
Utility Connection	30,000
Interior Signage	18,000
Window Covering	42,000
Final Survey	12,000
Card Access	8,500
Existing Housing Decom. services	20,000
Roof Fall Arrest system	50,000
Contingency	500,000
<b>Total Cash Allowance</b>	<b>\$ 915,500</b>

## FINANCIAL

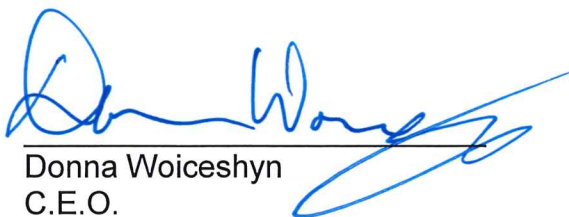
Council approved the 2020 Capital Budget for NRH including the construction of the 55 unit and 18 unit affordable housing apartment buildings on NRH land at 6388 Hawkins St. and 7180 Heximer Ave. in Niagara Falls. The budget includes construction, contract administration and inspection, internal staff time and contingency under project 20000680 in the amount of \$20.1 million. This project included prior approved funding of \$810,000 to cover site assessment and design work. The majority of those funds have been expended or committed.

The total project budget for the proposed build is \$20,900,000. The tender award cost including 1.76% non-refundable HST is \$17,808,000. A full budget breakdown can be found in **Appendix 1** – Total Estimated Project Costs.

The budgeted funding for the proposed build consists of \$14.1 million in Development Charge revenue, \$3.1 million from the Niagara Regional Housing Reserve, \$3.6 million in Ontario Priority Housing Initiatives provincial funding, and \$106,000 in Canada Mortgage and Housing Corporation seed funding.

**Prepared by:**

**Approved by:**



Donna Woiceshyn  
C.E.O.



Walter Sendzik  
Chair

*This report was prepared by Willi Pankratz, Project Manager Housing Development, in consultation with Cameron Banach, Operations Manager and Donovan D'Amboise, Program Financial Specialist.*

Appendix 1: Total Estimated Project Cost Contract Award  
Appendix 2: Development Committee Meeting #7 Minutes

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APPENDIX 1  
Total Estimated Project Cost  
Contract Award

Contract PT-19-72 - 6388 Hawkins St & 7180 Heximer Avenue New Affordable Housing Project

	Council Approved Budget	Budget Increase/ Reallocation	Revised Council Approved Budget	Expended & Committed as of 04/29/20	Contract Award/ Forecast	Budget Remaining
	(A)	(B)	(C) = (A) + (B)	(D)	(E)	(F) = (C)-(D)- (E)
<b>Total Estimated Project Cost (20000680)*</b>	<b>20,900,000</b>	<b>-</b>	<b>20,900,000</b>	<b>1,002,055</b>	<b>18,758,000</b>	<b>1,139,945</b>
(a) Construction (includes contract contingency)**	19,103,632	(810,000)	18,293,632	-	17,808,000	485,632
(b) Project Contingency	977,835	-	977,835	-	323,522	654,313
(c) Consulting Engineering Services (Design, Contract Administration, & Inspection)	520,533	810,000	1,330,533	943,451	387,082	-
(d) Project Management & Internal Costs	103,000	-	103,000	58,604	44,396	-
(e) Furniture & Equipment	195,000	-	195,000	-	195,000	-
<b>Total Estimated Project Cost</b>	<b>20,900,000</b>	<b>-</b>	<b>20,900,000</b>	<b>1,002,055</b>	<b>18,758,000</b>	<b>1,139,945</b>

\*All costs include 1.76% non-refundable HST

\*\* Total Contract Award is equal to i) \$17,500,000 before tax; ii) \$17,808,000 including 1.76% non-refundable HST; iii) \$19,775,000 including 13% HST

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## **Development Committee Meeting # 07**

**April 22, 2020 2:00 pm – 2:30 pm  
Phone online conference call meeting**

Attendees: Donna Woiceshyn, Cam Banach, Willi Pankratz, James Hyatt, Stephanie Muhic, Betty Lou Souter, Gord Szaszi, Michelle Keltos, Steve Murphy, Pat Busnello, Brad Augustine (Raimondo Architects)

Chair: James Hyatt

Regrets: Tom Insinna

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- 1) Conference call meeting called by Cameron Banach, operations manager to deal with tender results for the Niagara Falls Hawkins Development. See two Attachments: a) Bid Opening Form to be signed by opening committee Emilio Raimondo, Brad Augustine, Willi Pankratz, Cameron Banach, Donna Woiceshyn, Gord Szaszi.  
b) Raimondo Architect Letter of Recommendation Dated April 22, 2020
- 2) Introductions given by identifying all those that called in.
- 3) Chair requested the Architect- Brad Augustine, to present the facts regarding the tender results.
- 4) Architect briefly provided the tender results:  
Six General Contractors submitted their bids on time. First submittal at 2:00 PM, second submittal (appendices) at 4:00 PM. No disqualifications. Architect recommended low bid tender be awarded to Tambro Construction. Bottom three bids were very close. Bid price was within construction budget.

- 5) Chair asked the committee for comments; Donna Woiceshyn stated that Tambro Construction built the Carlton Project in St Catharines and performed well for NRH on that project.
- 6) Chair asked the committee if there was any comments on the process of tendering and prequalifying the contractors? Hearing no further comments, the chair made a motion to accept the Architects recommendations, and to present the recommendations to the NRH Board for the May 15 meeting. Pending the Board approval, it would then be presented to the Niagara Regional Council on May 21 for information to award the contract to Tambro Construction for the construction of the Hawkins Development project.
- 7) Project Manager Willi Pankratz indicated that pending approval and receipt of the building permit from the City of Niagara Falls – a letter of intent will be issued to Tambro Construction for potential start of construction mid - June 2020.
- 8) Chair requested any further comment, hearing none, closed the meeting.
- 9) Next meeting to be determined.

Please notify PM. Of any errors and or omissions.