



TOWN OF KINGSVILLE  
REGULAR MEETING OF COUNCIL  
ADDENDUM

Monday, September 23, 2024, 6:00 PM

Unico Community Centre

37 Beech Street

Kingsville, ON N9Y 1A9

View Livestream at the time of the proceedings at  
<https://www.kingsville.ca/livestream>

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needs please contact the Clerk at [atoole@kingsville.ca](mailto:atoole@kingsville.ca)

Pages

K. Reports - Planning and Development Services

- \*1. Cottam Community Centre – New Build

1

**Recommended Action**

That the Cottam Community Centre Tender **BE AWARDED** to TCI Titan Contracting Inc. in the amount of \$2,731,089 (excluding HST) and the Mayor and Clerk **BE AUTHORIZED** to execute the requisite agreement.

**Date:** September 23, 2024

**To:** Mayor and Council

**Author:** Tim Del Greco, Senior Manager, Capital Projects and Engineering

**RE:** Cottam Community Centre – New Build

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## **RECOMMENDED ACTION**

That the Cottam Community Centre Tender **BE AWARDED** to TCI Titan Contracting Inc. in the amount of \$2,731,089 (excluding HST) and the Mayor and Clerk **BE AUTHORIZED** to execute the requisite agreement.

## **BACKGROUND**

Ridgeview Park Community Centre is located within the park at 124 Fox Street in Cottam. Amenities of this facility include an outdoor covered pavilion, an indoor meeting space, a small kitchen, storage for user groups, and public washrooms.

The Cottam Library currently operates out of the municipal building located at 122 Fox Street. The library occupies about a third of this building while the remaining portion remains vacant.

In 2023, Council completed a review of all Town owned facilities. This review included the aforementioned facilities in Cottam. From this review, Council directed Administration to make plans for demolition of the Cottam facilities and the subsequent construction of a new replacement facility.

In 2024, Council approved funding to complete engineering and architectural design, demolition, and construction.

Following budgetary approvals, the Town:

- Hired an architect.
- Created several design options and presented to the public for feedback.
- Finalized a design option and presented to Council for endorsement.

On May 27 2024, Council passed the following motion in regards to the final design:

**109-05272024**

**Moved By Councillor Gaffan**

**Seconded By Councillor Jarvis-Chausse**

*That Council ENDORSE the preferred design option for a new Cottam Community Centre as illustrated in Appendix C of this report, and further, DIRECT Administration to proceed with detailed design.*

## **DISCUSSION**

### Building Design

Attached in Appendix A are drawings as well as a floor plan of the final detailed design that was endorsed by Council.

Key elements and amenities of this new facility include:

- An outdoor covered pavilion.
- A community hall.
  - On May 27 2024, Council passed a motion to increase the size of the main hall, and further, to include a partition to separate the hall. These changes have been incorporated.
- Washrooms.
- A new space for Cottam Library.
- A basic prep kitchen / servery.
- Storage rooms for Cottam Rotary, Baseball, and Soccer.
- Widening of the main driveway to allow better traffic flow.

### Building Construction

A tender for demolition of existing facilities and construction of the proposed facility was advertised on August 29<sup>th</sup> and closed on September 18<sup>th</sup>, 2024. Seven submissions were received. The top 3 bid results are as follows (excluding HST):

<b>Contractor / Vendor Name</b>	<b>Bid Amount</b>
TCI Titan Contracting Inc.	\$2,731,089
Marcovecchio Construction Ltd	\$3,001,928
Barrineti Construction Ltd.	\$3,073,900

Administration has reviewed the submissions and is recommending awarding of the tender to TCI Titan.

## Next Steps

The intent is to demolish the Ridgeview Park Field House and Pavilion and commence new facility construction in 2024. The Library will continue to operate out of the Community Centre, which will also be used for temporary storage for Rotary, until construction of the new facility is complete in mid 2025. At that time, the Cottam Library and user groups can transition to the new facility. Following that transition, the existing library facility will be demolished.

## **FINANCIAL CONSIDERATIONS**

The new Ridgeview Park Community Centre was originally approved in the 2024 Budget at a cost of \$2,850,000 and increased by an additional \$150,000 during the conceptual design phase further to Council resolution.

The estimated cost of this project is now \$3,006,089 (excluding HST). This cost includes:

- TCI Titan's bid for all demolition and construction.
- Architectural Services.
- Engineering and other miscellaneous consulting services.

The original financing strategy was to internally finance the Community Centre over 10 years, and \$285,000 was dedicated towards this project in the 2024 budget. The \$285,000 consisted of \$239,000 from taxation and \$46,000 from the Gosfield Wind Limited Partnership annual community benefit contribution.

On June 24, 2024, Council supported a recommendation to apply the 2023 general surplus of \$933,193 towards this project, to minimize future debt obligations.

Estimated Project Cost	\$3,006,089
Less: 2024 Budget Allocation	(\$285,000)
Less: 2023 Surplus	<u>(\$933,193)</u>
Balance To be Financed	\$1,787,896

With \$285,000 already built in the 2024 Municipal Budget, Administration recommends continuing to dedicate this level of funding towards this project, until it has been fully financed.

Assuming the project remains on budget, this internal debt will be settled in a little over 6 years (2025 – 2030), with no further tax increases required to fund this project.

## **ENVIRONMENTAL CONSIDERATIONS**

The new facility will be more energy efficient than the existing building resulting in reduced utility costs (per unit of area).



## CONSULTATIONS

Kingsville Administration

- Kingsville Residents
- Essex County Library
- Architecttura Inc.

## PREPARED BY:



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Tim Del Greco, P. Eng.  
Senior Manager, Capital Projects and Engineering

## REVIEWED BY:



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Richard Wyma  
Director of Planning and Development



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John Norton  
CAO





DESIGN TEAM

Project Architect:	Structural Engineer:	Mechanical / Electrical Engineer:	Civil Engineer:
Architectura Inc. Architects 180 Eugenie Street West Windsor, Ontario N8X 2X6 (519) 258-1390	Architectura Inc. Architects 180 Eugenie Street West Windsor, Ontario N8X 2X6 (519) 258-1390	Vanderwesten & Rutherford Associates Inc. 7242 Colonel Talbot Rd. London, Ontario N6L 1H8 519-652-5047	Architectura Inc. Architects 180 Eugenie Street West Windsor, Ontario N8X 2X6 (519) 258-1390

Town of Kingsville  
Ridgeview Park Community Centre

122 & 124 Fox St, Cottam, Ontario N0R 1B0

Project No. 2425

ARCHITECTURAL SHEETS

A000	COVER SHEET
A001	GENERAL INFORMATION
A002	CODE COMPLIANCE
A003	DEMOLITION - SITE PLAN (A003 FROM SITE FILE)
A100	PLACE SURVEY HERE
A101	ARCHITECTURAL SITE PLAN (A101 FROM SITE FILE)
A201	FLOOR PLAN
A202	ROOF PLAN
A210	FINISH PLAN
A301	REFLECTED CEILING PLAN
A401	EXTERIOR ELEVATIONS
A501	BUILDING SECTIONS
A601	WALL SECTIONS
A602	WALL SECTIONS
A701	WASHROOM PLANS & ELEVATIONS
A801	DOOR / WINDOW DETAILS & SCHEDULES
A1201	MILLWORK PLAN AND DETAILS

CIVIL SHEETS

C100	GENERAL NOTES
C101	DEMOLITION PLAN
C102	GRADING / SERVICING PLAN
C103	STANDARD DETAILS

STRUCTURAL SHEETS

S001	STRUCTURAL GENERAL NOTES AND SCHEDULS
S101	COLUMN SCHEDULE AND DETAILS
S201	FOUNDATION PLAN, NOTES, AND SCHEDULES
S301	FIRST FLOOR PLAN
S401	MASONRY WALLS & LINTEL PLAN
S501	ROOF FRAMING PLAN
S601	STRUCTURAL ELEVATIONS
S701	TYPICAL DETAILS
S702	FRAMING SECTIONS

MECHANICAL SHEETS

M001	MECHANICAL DRAWING LIST, LEGEND, NOTES
M002	MECHANICAL SCHEDULES
M100	FLOOR PLAN - PLUMBING
M101	ROOF PLAN - PLUMBING
M200	FLOOR PLAN - AIR DISTRIBUTION AND PIPING
M300	MECHANICAL DETAILS

ELECTRICAL SHEETS

E001	DRAWING LIST, LEGEND, SCHEDULE AND NOTES
E002	ELECTRICAL SITE PLAN
E100	REFLECTED CEILING PLAN - LIGHTING DEMO AND NEW
E200	FLOOR PLAN - POWER & SYSTEMS DEMO AND NEW
E300	FLOOR PLAN - POWER & SYSTEMS DEMO AND NEW

This drawing is not to be used for construction unless it is countersigned by the Project Architect

Issued For  
Tender & Permit

(YYYY.MM.DD)

Date

Revision Schedule

Description

No.

SHEET NAME

COVER SHEET

Drawn By

Author

Project No

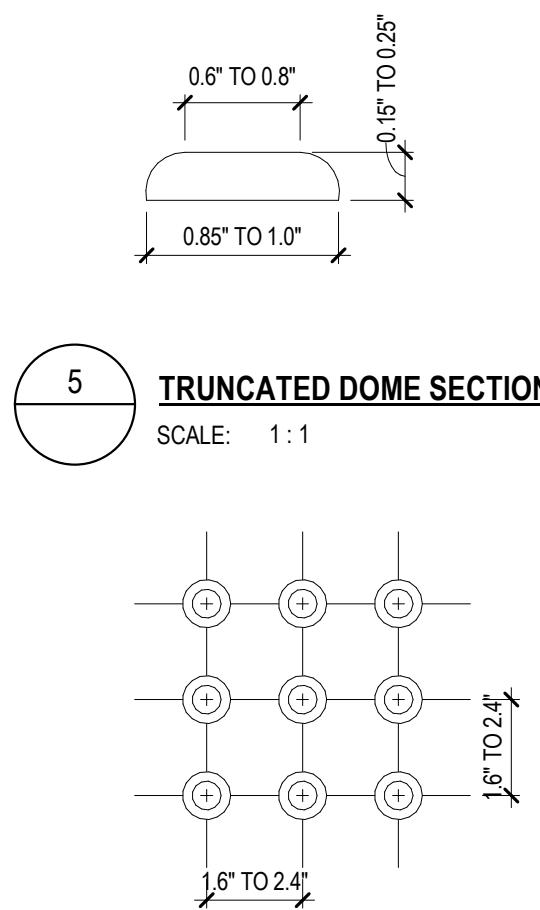
2425

Sheet No

A000

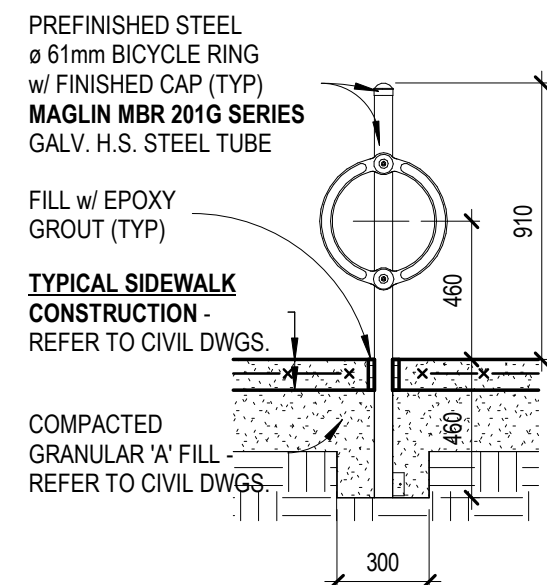
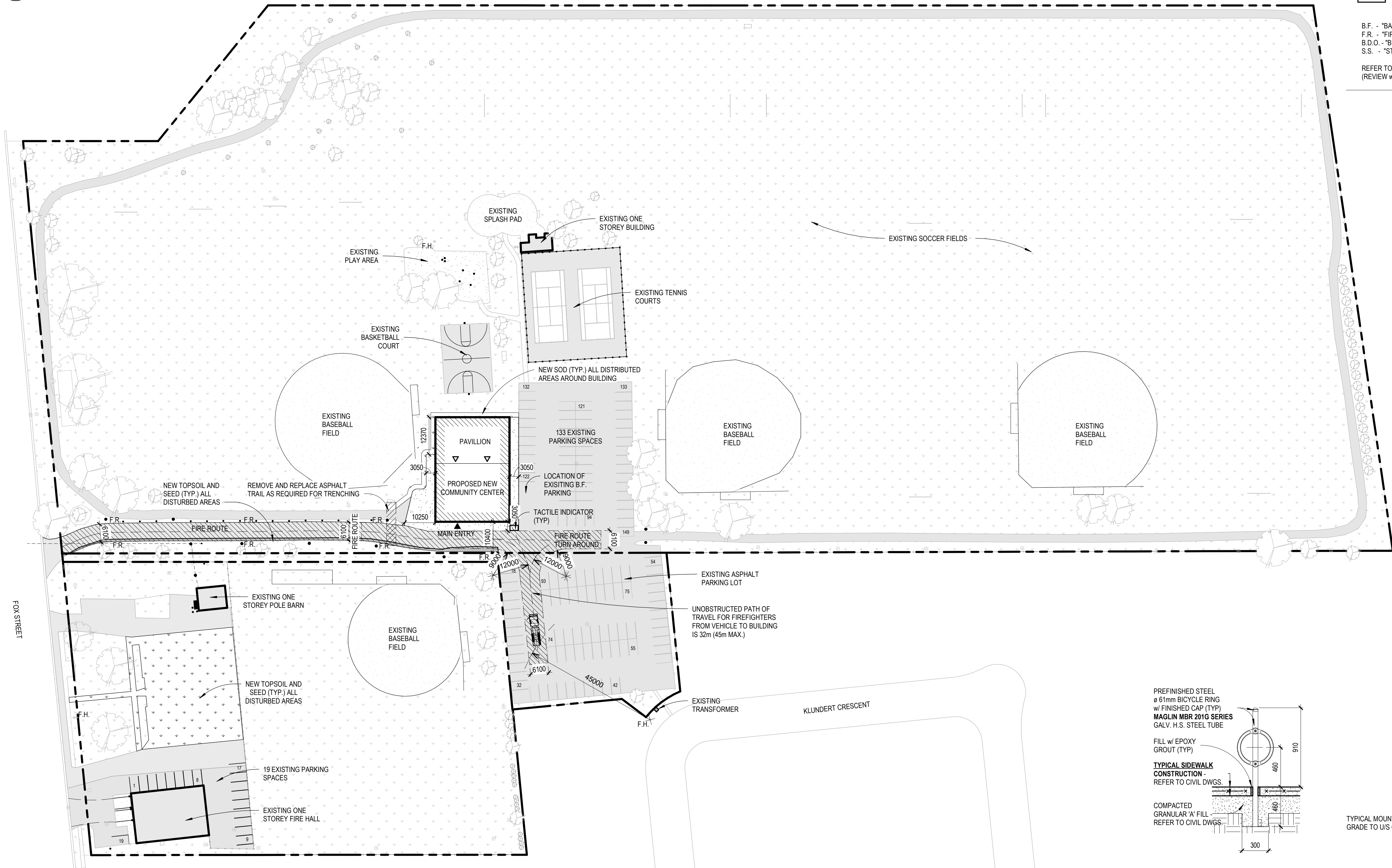


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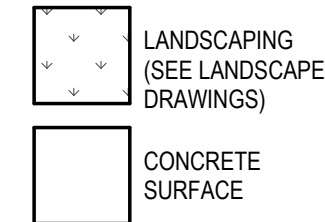


4 TYP. PLAN DETAIL @ SIDEWALK DROP CURB RAMP SCALE: 1:25

7 TRUNCATED DOME PLAN SCALE: 1:4

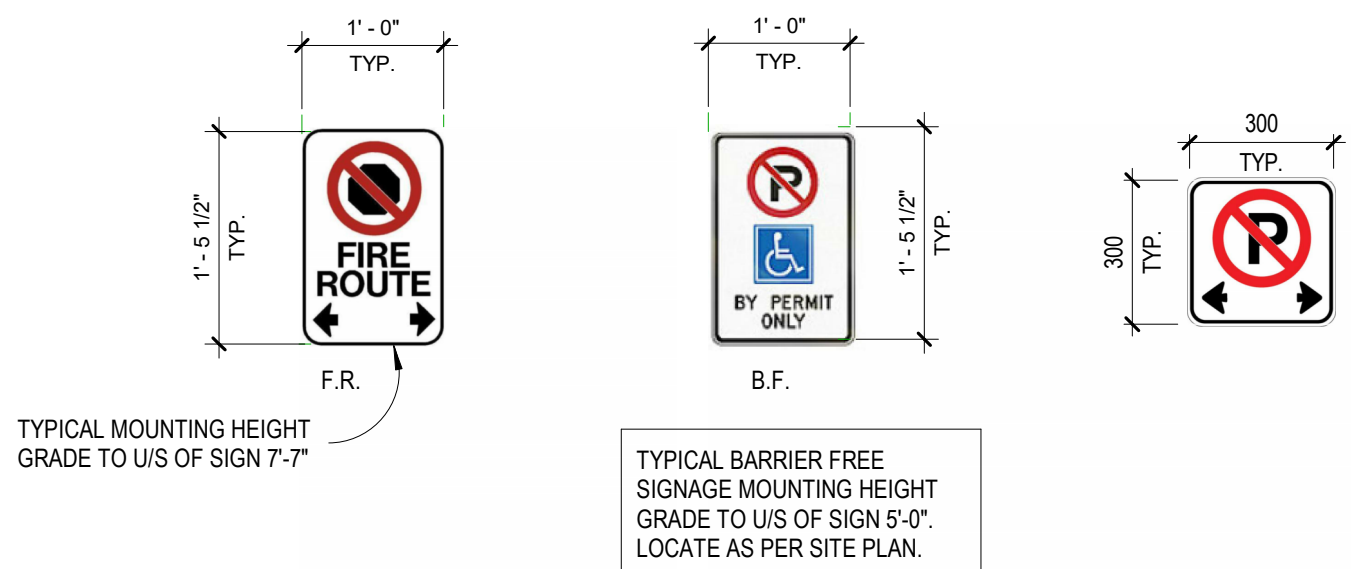
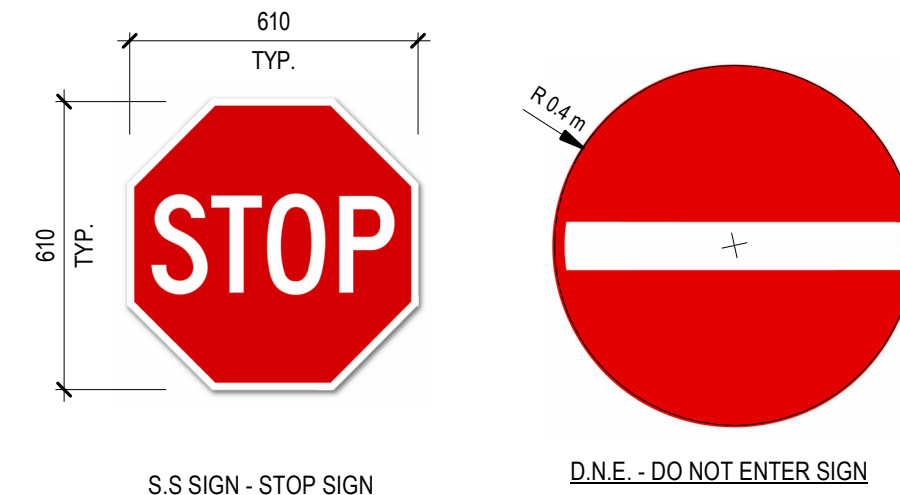
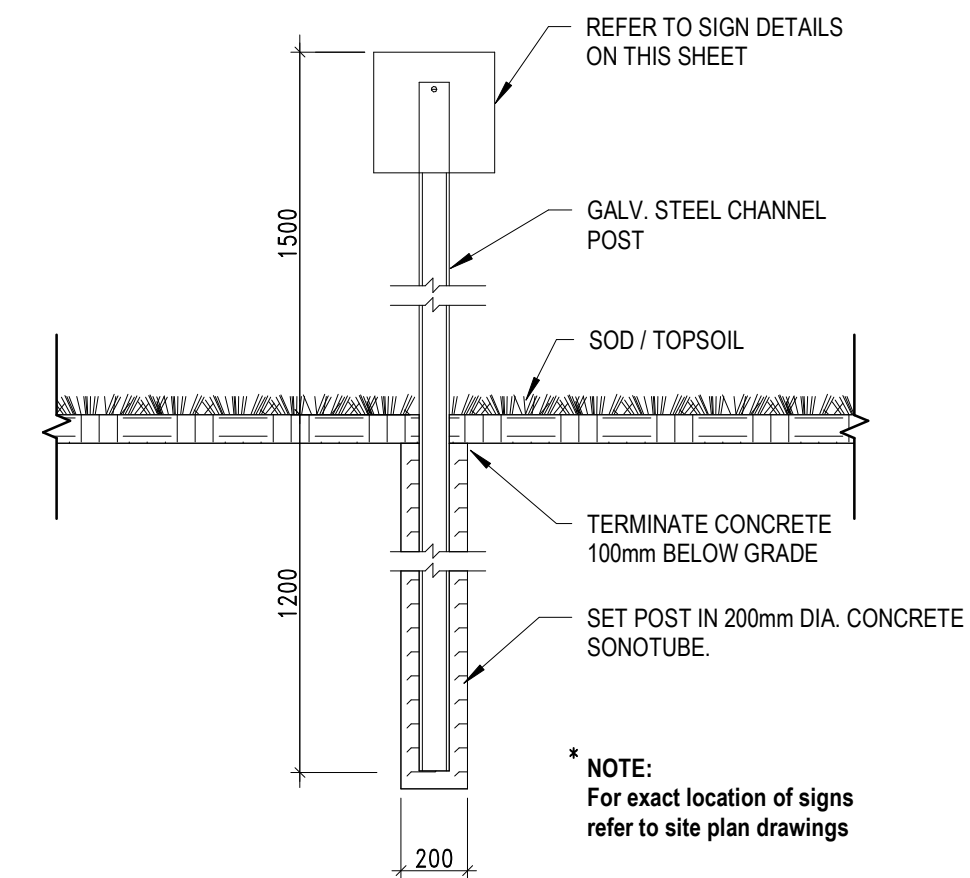


SITE DATA MATRIX				
BUILDING INFORMATION		ZONING DATA	REQUIRED	PROVIDED
BUILDING CLASSIFICATION	GA, D2, up to 2 Storeys	MINIMUM LOT AREA	N/A	N/A
FACING STREET(S)	1	MINIMUM LOT FRONTAGE	15m	137.76m
PRINCIPAL ENTRY	MAIN ENTRY SEE PLAN	MINIMUM LOT DEPTH	XXXX	XXXX
PRIMARY FIREFIGHTER'S ENTRY	MAIN ENTRY SEE PLAN	SETBACKS		
BARRIER FREE ENTRY	MAIN ENTRY SEE PLAN	FRONT YARD	7.5m	124.2m
BUILDING AREA		INTERIOR SIDE YARD	4.5m	10.4m
FIRST FLOOR (FOOTPRINT)	9132 SF / 849 SM	EXTERIOR SIDE YARD	4.5m	10.4m
SECOND FLOOR	0 SF / 0 SM	REAR YARD	15m	167.2m
TOTAL BUILDING	9132 SF / 849 SM	MAX. LOT COVERAGE	30%	1%
SITE INFORMATION		LANDSCAPE OPEN SPACE	N/A	N/A
CURRENT ZONING	RG (10.2)	MAX. BUILDING HEIGHT	15m	6m
PROPOSED USE	RG (10.2) Community Hall / Library	PARKING		
		DAYCARE PARKING	N/A	N/A
		ELEMENTARY PARKING	N/A	N/A
		SECONDARY PARKING	N/A	N/A
		BARRIER FREE	NO CHANGE	NO CHANGE
		LOADING SPACES (passenger)	N/A	N/A
		LOADING SPACES (deliveries)	N/A	N/A
		BICYCLE SPACES	NO CHANGE	NO CHANGE



B.F. - "BARRIER FREE PARKING" SIGN  
F.R. - "FIRE-ROUTE - NO PARKING" SIGN  
B.D.O. - "BUS DROP OFF ZONE" SIGN  
S.S. - "STOP" SIGN  
  
REFER TO PLAN FOR LOCATION OF ALL SIGNAGE (REVIEW w/ ARCHITECT PRIOR TO FINAL PLACEMENT)

- NOTES:
1. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENT MATERIAL PROFILES AND BASE MATERIALS
  2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE INFORMATION.
  3. REFER TO CIVIL DRAWINGS FOR ALL PROPOSED GRADES.
  4. ALL CONCRETE APRONS AT EXTERIOR DOOR OPENINGS TO MEET FLUSH (BARRIER FREE).
  5. PROVIDE BARRIER FREE CURB DROPS WHERE SIDEWALKS MEET ASPHALT PAVEMENT.



3 TYP. BICYCLE RING DETAIL SCALE: 1:25

6 TYP. SITE SIGNAGE DETAILS SCALE: 1:16

ENLARGED SITE PLAN 1 Copy 1 SCALE: N.T.S.



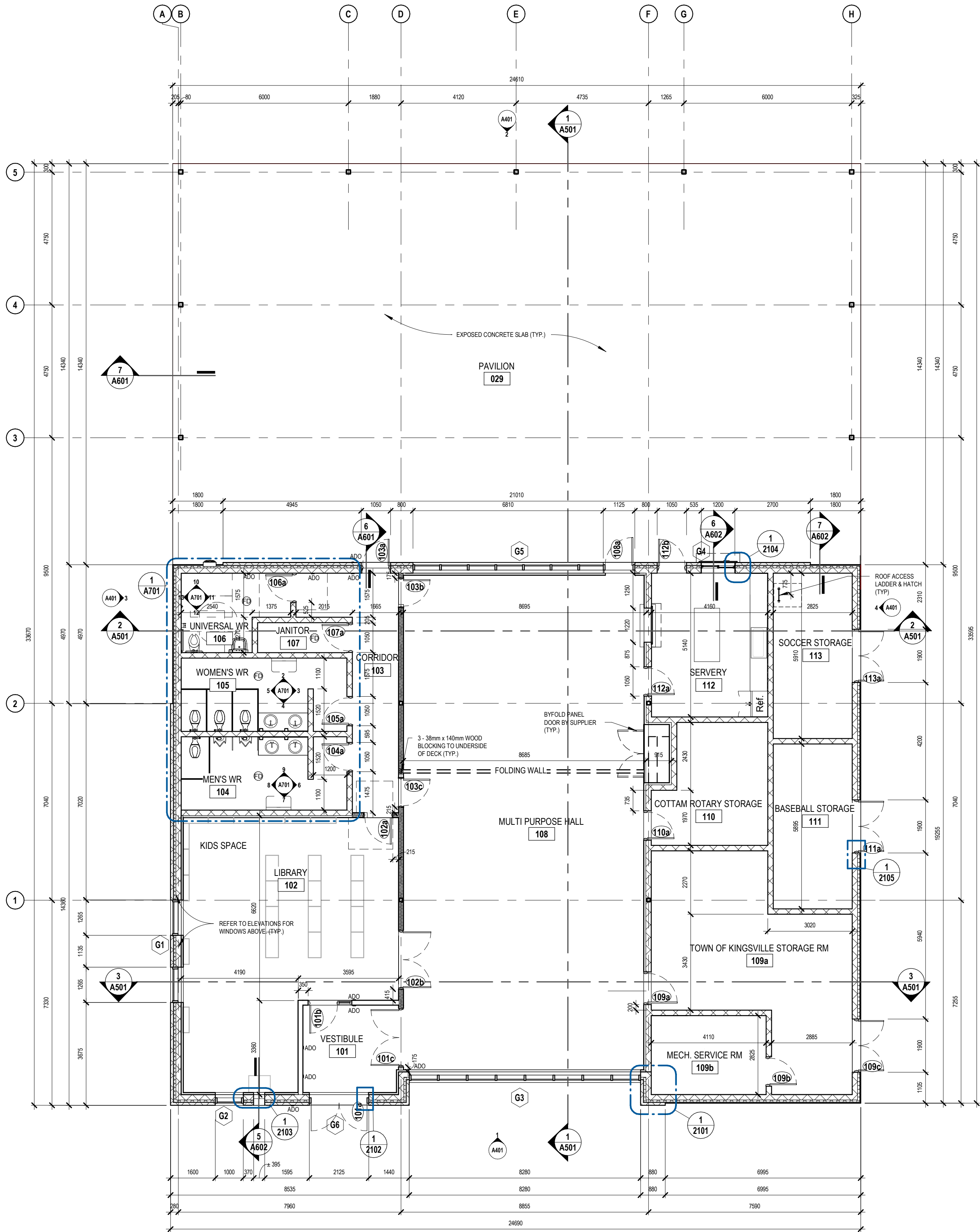
C:\Users\designer08\Documents\2425 ARCH - mnh\3063.rvt

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THIS DRAWING SHEET IS 36"x24" IN SIZE. IT IS RECOMMENDED THAT ANY REPRODUCTION, ELECTRONIC OR OTHERWISE, BE TO THE SAME SHEET SIZE TO ENSURE THE ACCURACY OF DRAWING SCALES DEPICTED ON THIS SHEET. THIS DRAWING IS NOT TO BE SCALED - USE FIGURED DIMENSIONS ONLY. THE INFORMATION INCLUDED IN THIS ELECTRONIC DRAWING FILE IS PROTECTED BY COPYRIGHT. UNAUTHORIZED USE OF THIS FILE WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURA INC. ARCHITECTS IS PROHIBITED. ARCHITECTURA INC. ARCHITECTS IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON A MECHANICAL REPRODUCTION OF THIS DRAWING FILE THAT HAS BEEN SIGNED AND SEALED BY A REGISTERED ARCHITECT EMPLOYED BY THE FIRM.

GENERAL NOTES - CONSTRUCTION	
ALL PLUMBING PIPING AND ELECTRICAL CONDUITS THAT WERE DEMOLISHED LEAVING OPENINGS IN EXISTING CONCRETE SLAB MUST BE REPLACED WITH NEW CONCRETE ON 10 MIL POLY VAPOUR RETARDER AND PREPPED FOR NEW FINISHED FLOORING - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.	
ALL WALLS DAMAGED BY DEMOLITION TO BE PATCHED TO MATCH EXISTING AND PREPPED FOR PAINTING.	
AREAS OF EXISTING CONCRETE FLOOR SLABS THAT WERE REMOVED FOR INSTALLATION OR REMOVAL OF MECHANICAL AND ELECTRICAL ITEMS MUST BE REPLACED WITH NEW CONCRETE ON 10 MIL POLY VAPOUR RETARDER AND PREPPED FOR NEW FINISHED FLOORING - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.	
PATCH AND REPAIR ALL EXISTING PLASTER OR GYPSUM BOARD WALLS TO REMAIN AS REQUIRED TO PREPARE FOR PAINTING.	
WHERE NEW WORK CONNECTS WITH EXISTING DO ALL NECESSARY CUTTING AND FITTING, REMOVE ALL MATERIALS AS REQUIRED TO SATISFACTORY CONNECTIONS AND MAKE GOOD SO AS TO LEAVE THE ENTIRE WORK IN A FINISHED AND WORKMANLIKE CONDITION.	

KEYNOTES	
NO.	DESCRIPTION

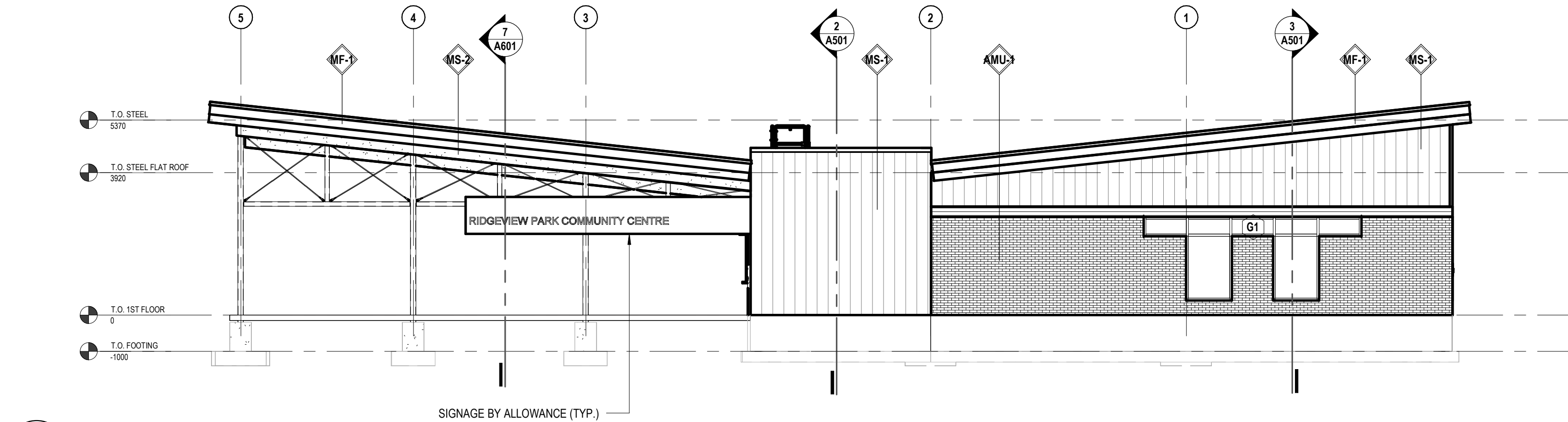


**1ST FLOOR PLAN**  
SCALE: 1 : 100

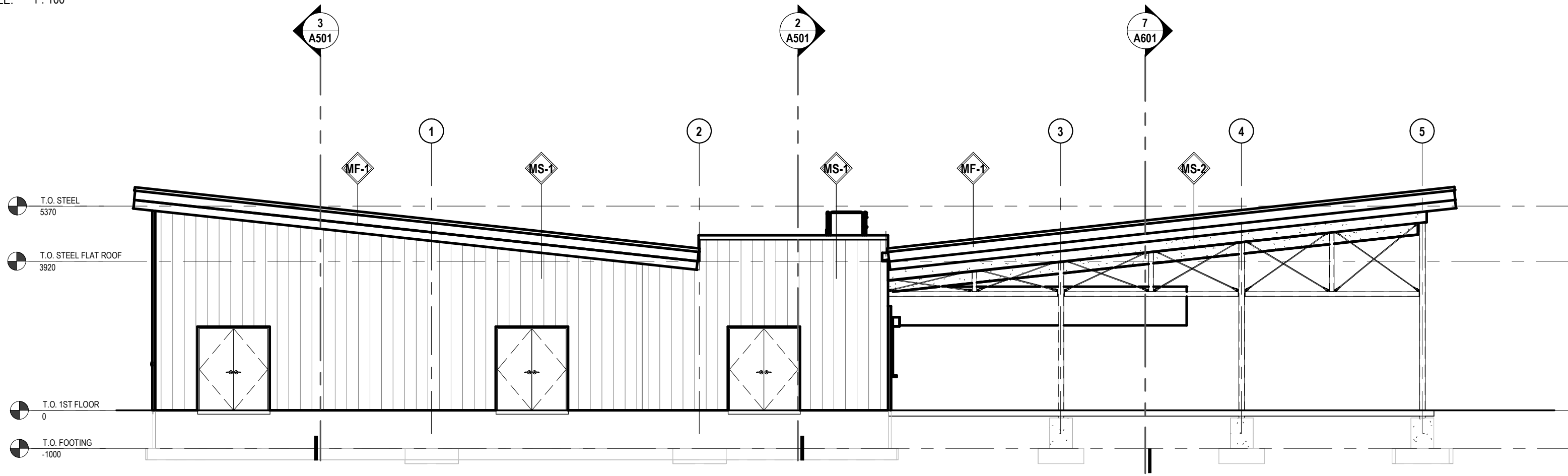
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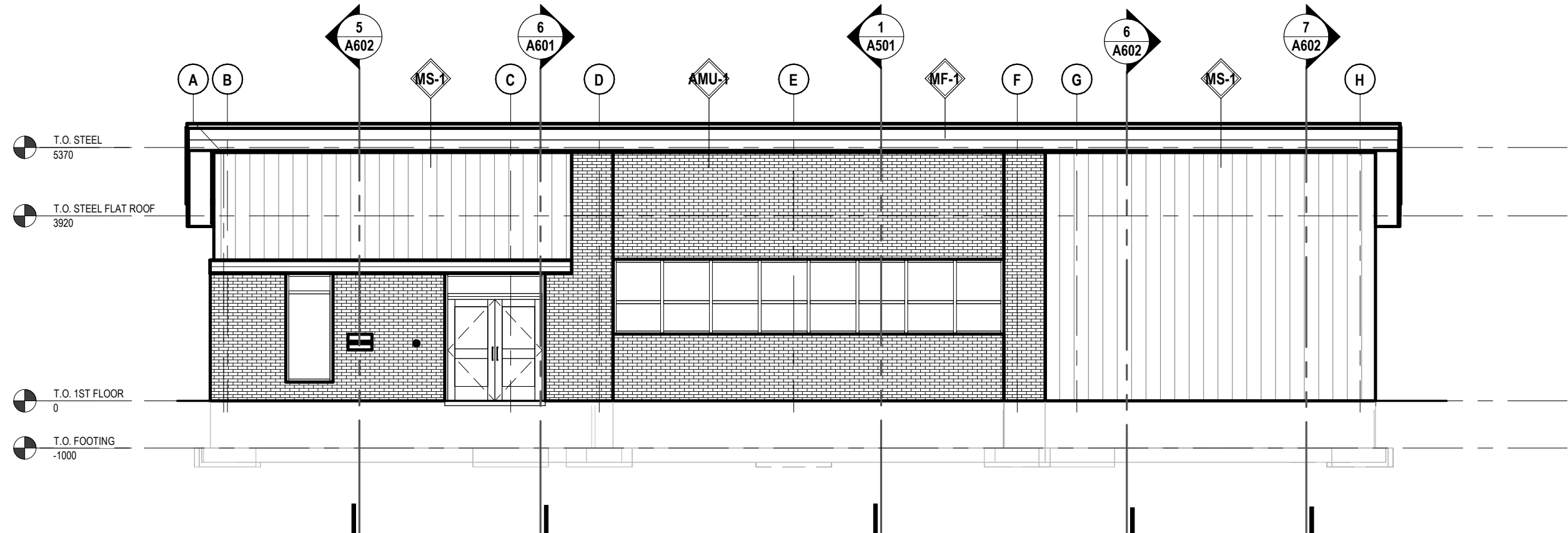
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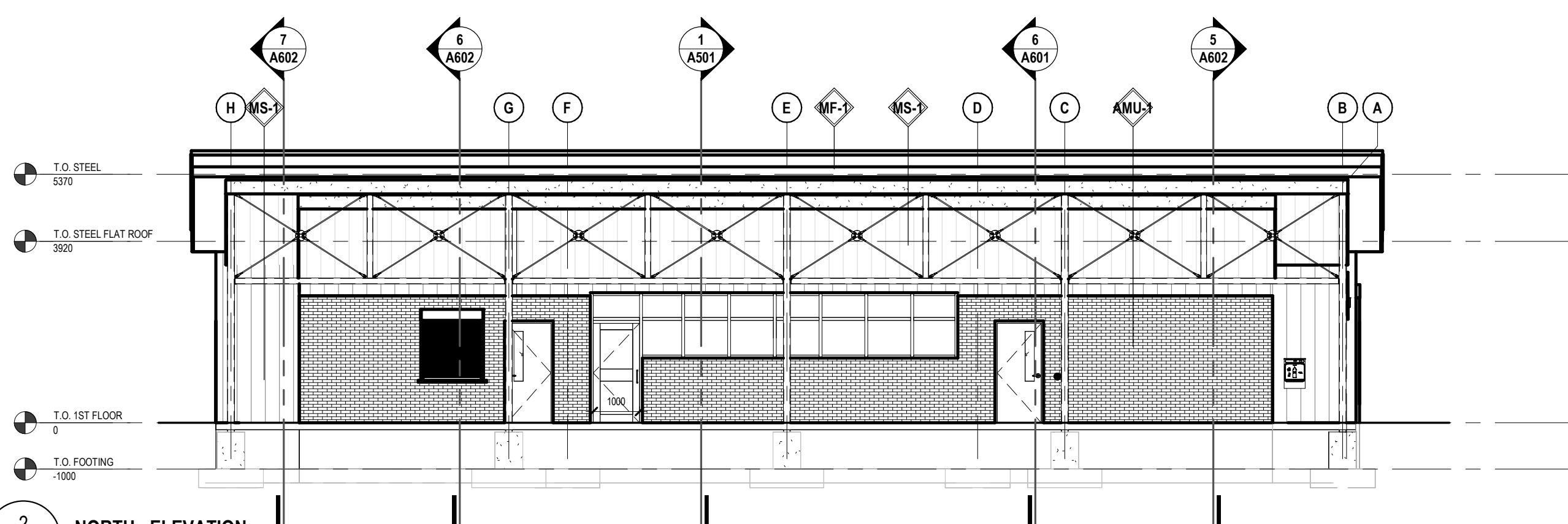
3  
A201  
**WEST - ELEVATION**  
SCALE: 1 : 100



4  
A201  
**EAST - ELEVATION**  
SCALE: 1 : 100



1  
A201  
**SOUTH - ELEVATION**  
SCALE: 1 : 100



2  
A201  
**NORTH - ELEVATION**  
SCALE: 1 : 100

#### EXTERIOR FINISHES LEGEND

TAG	MATERIAL DESCRIPTION	NOTES
AMU-1	MASONRY VENEER (AMU-1)	- COLOUR BASED ON:
MS-1	METAL SIDING (MS-1)	- COLOUR BASED ON: VIC WEST, T80 - PRE-FINISHED METAL FLASHING COLOUR TO MATCH
MF-1	METAL FACIA (MF-1)	- COLOUR BASED ON: VIC WEST, T80 - PRE-FINISHED METAL FLASHING COLOUR TO MATCH
MS-2	METAL SOFFIT (MS-2)	- COLOUR BASED ON: VIC WEST, T80 - PRE-FINISHED METAL FLASHING COLOUR TO MATCH
L-1	LOUVRES	- COLOUR BASED ON: TITUS, T80
ACM-1	ALUMINUM COMPOSITE METAL (ACM-1)	- COLOUR BASED ON: ALPOLIC, CMC CHARCOAL
CJ	MASONRY VENEER CONTROL JOINTS	-



September 18, 2024

The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, ON

Attention:

Senior Manager, Capital Projects and Engineering

Re: Ridgeview Park Community Centre - Project No: 2425  
122 & 124 Fox Street  
Cottam, ON N0R 1B0

We have reviewed the Bid Tender Submissions provided to us by The Corporation of the Town of Kingsville for the above tender and find them to be compliant. We recommend TCI Titan Contracting Inc. to be awarded the contract in the amount of \$2,374,089.30 plus Allowances \$357,000.00 plus HST \$355,041.61= \$3,086,130.91.

Regards,

A handwritten signature in black ink, appearing to be "Carmen Brunone", with a long horizontal flourish extending to the right.

Carmen Brunone OAA MRAIC

