



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

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<https://www.kingsville.ca/livestream>

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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

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 29th and closed on September 18th, 2024. Seven submissions were received. The top 3 bid results are as follows (excluding HST):

Contractor / Vendor Name	Bid Amount
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:



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

REVIEWED BY:



Richard Wyma
Director of Planning and Development



John Norton
CAO

Appendix A



DESIGN TEAM

Project Architect:

Architectura Inc. Architects
180 Eugenie Street West
Windsor, Ontario N8X 2X6
(519) 258-1390

Structural Engineer:

Architectura Inc. Architects
180 Eugenie Street West
Windsor, Ontario N8X 2X6
(519) 258-1390

Mechanical / Electrical Engineer:

Vandenwesten & Rutherford Associates Inc.
7242 Colonel Talbot Rd.
London, Ontario N6L 1H8
(519) 652-5047

Civil Engineer:

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

A001 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 SCHEDULES
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

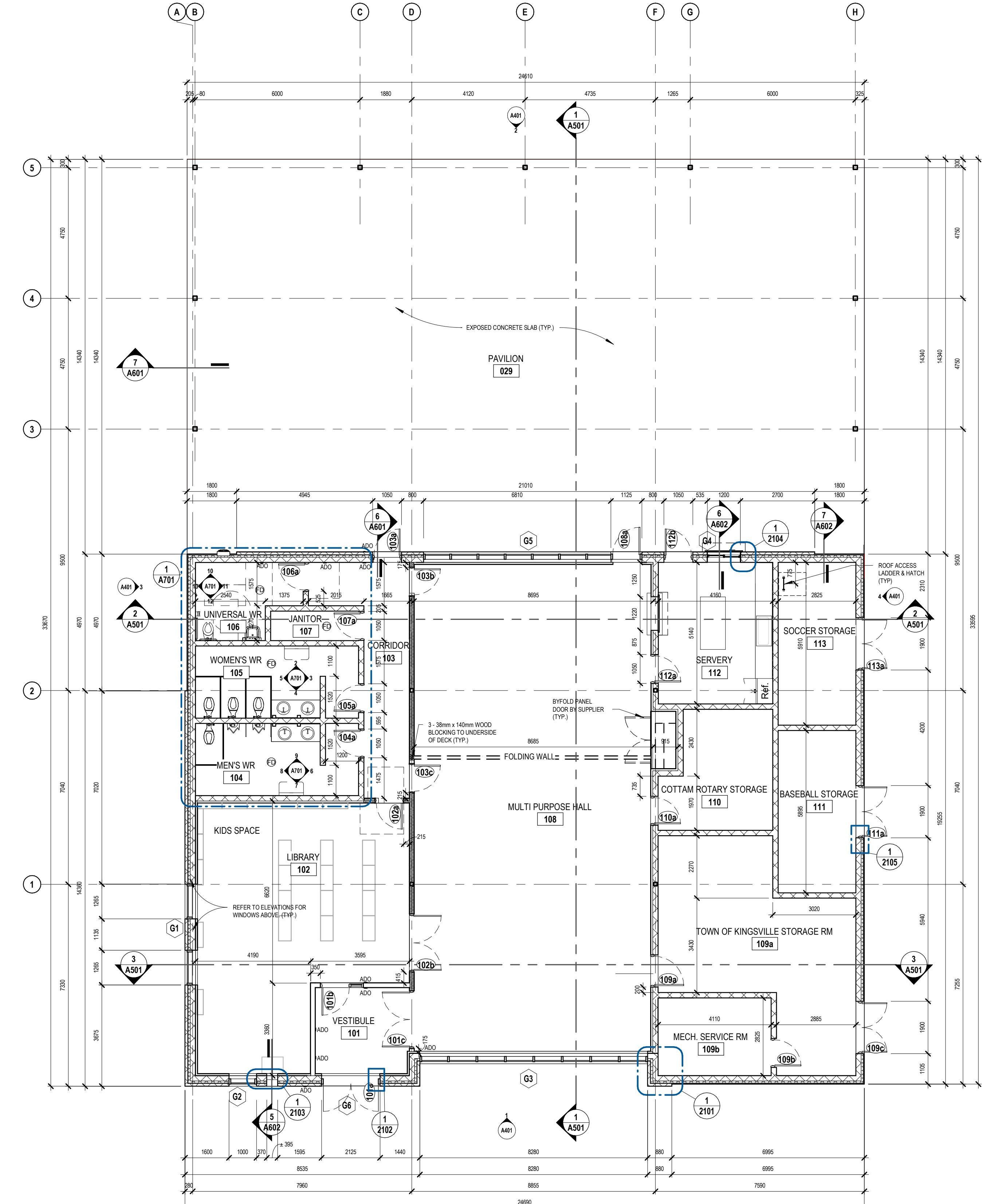
E001 DRAWING LIST, LEGEND, SCHEDULE AND NOTES
E002 ELECTRICAL SITE PLAN
E100 REFLECTED CEILING PLAN - LIGHTING DEMO AND NEW
E200 FLOOR PLAN - POWER & SYSTEMS DEMO AND NEW
E300 FLOOR PLAN - POWER & SYSTEMS DEMO AND NEW

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 PREPARED FOR NEW FINISHED FLOORING - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
ALL WALLS DAMAGED BY DEMOLITION TO BE PATCHED TO MATCH EXISTING AND PREPARED 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 PREPARED 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 CONNECTS AND MAKE GOOD SO AS TO LEAVE THE ENTIRE WORK IN A FINISHED AND WORKMANLIKE CONDITION.

KEYNOTES

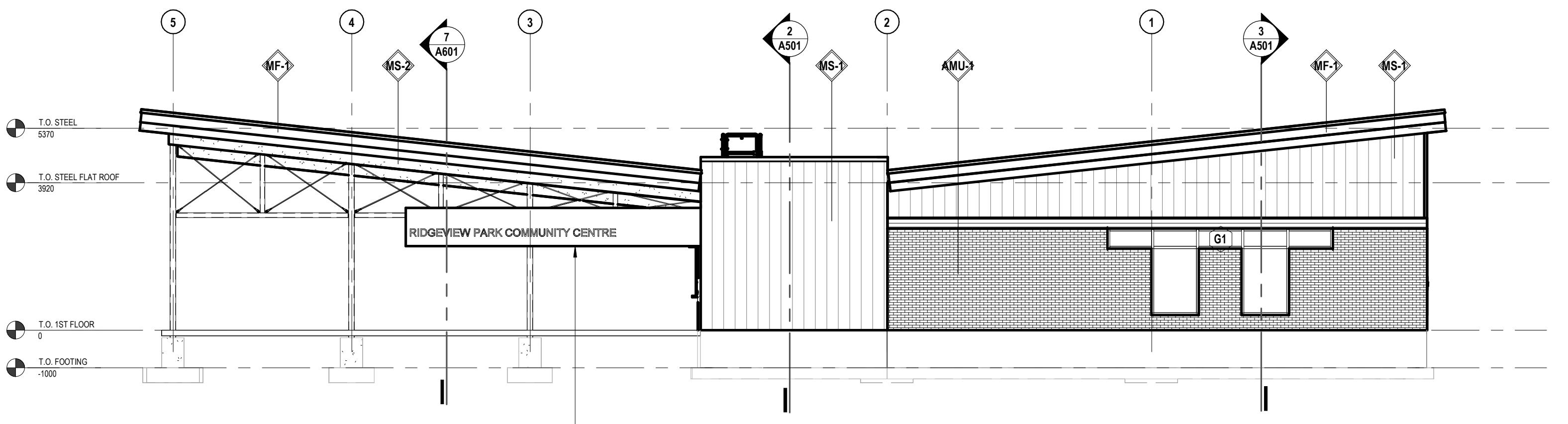
NO. DESCRIPTION



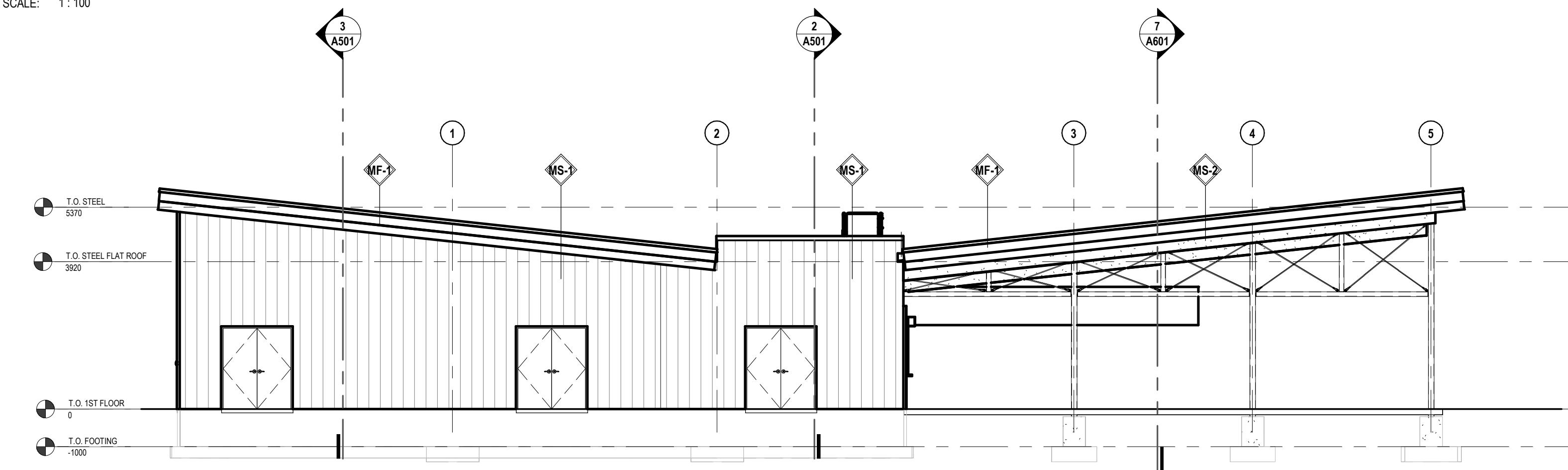
1ST FLOOR PLAN
SCALE: 1:100

EXTERIOR FINISHES LEGEND

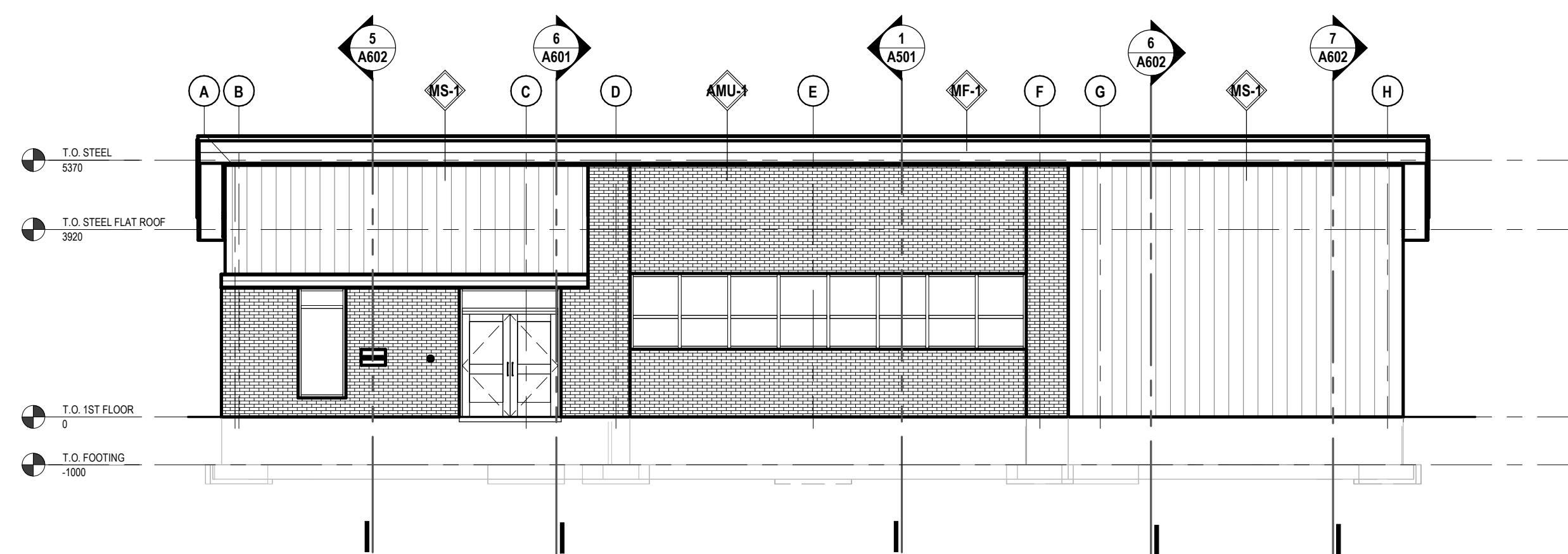
TAG	MATERIAL DESCRIPTION	NOTES
AMU-1	MASONRY VENEER (AMU-1)	- COLOUR BASED ON
MS-1	METAL SIDING (MS-1)	- COLOUR BASED ON: VIC WEST, TBD - PRE-FINISHED METAL FLASHING COLOUR TO MATCH
MF-1	METAL FACIA (MF-1)	- COLOUR BASED ON: VIC WEST, TBD - PRE-FINISHED METAL FLASHING COLOUR TO MATCH
MS-2	METAL SOFFIT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



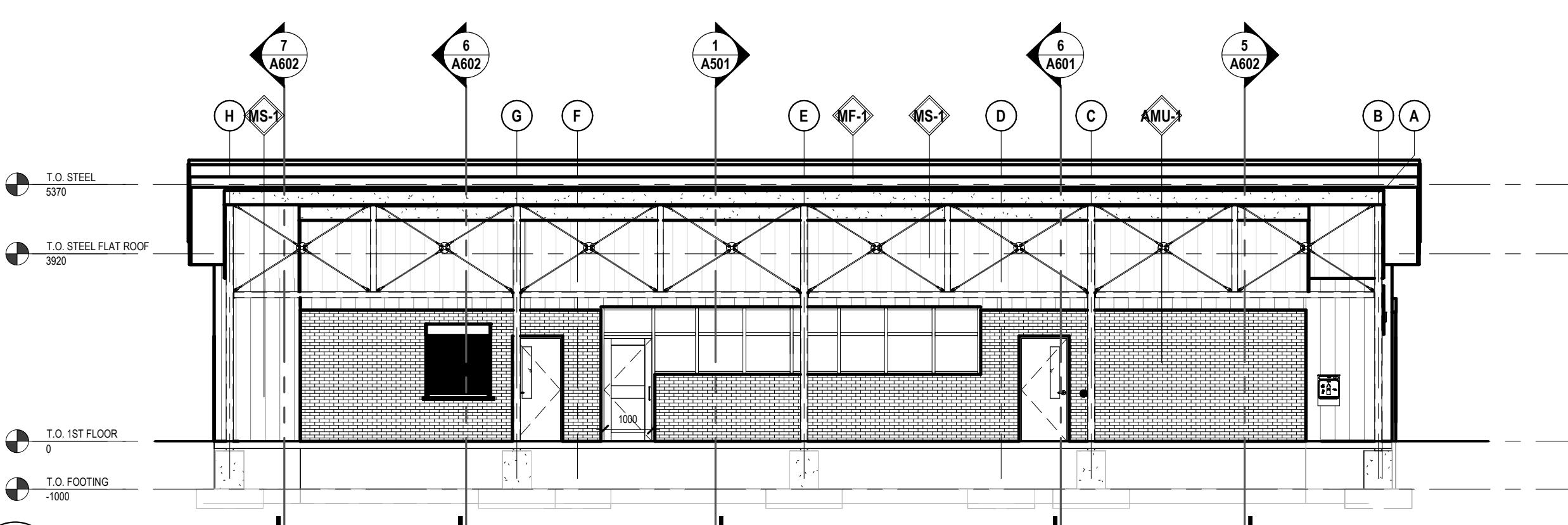
3
WEST - ELEVATION
A201
SCALE: 1:100



4
EAST - ELEVATION
A201
SCALE: 1:100



1
SOUTH - ELEVATION
A201
SCALE: 1:100



2
NORTH - ELEVATION
A201
SCALE: 1:100



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 read "Carmen Brunone".

Carmen Brunone OAA MRAIC

