City of North Bay
Report to Council

Report No: CORP-2022-032 Date: February 25, 2022

Originator: Mary-Ann Kotylak, CPPB, CPPO
Manager of Purchasing

Karin Pratte, P.Eng.
Senior Environment & Facilities Engineer

Business Unit: Department:

Corporate Services Financial Services Department

Subject: RFT 2022-10 Ellendale Reservoir Electrical, HVAC Building Envelope Upgrades

Closed Session: yes ☐ no ☒

Recommendation

That City Council approves the award of a contract to Venasse Building Group Inc. in the amount of $1,651,800.00 (plus HST) for the Ellendale Reservoir electrical, HVAC and building envelope upgrades; and that Council authorizes the transfer of funds to the project as outlined in Report to Council CORP No. 2022-32.

Background

The Ellendale Reservoir and pumping station is a critical component of the City's drinking water distribution system. The facility's electrical components were installed 50 years ago and are past their life expectancy. The City plans to complete building envelope and HVAC upgrades as well as replace the generator and electrical panels.

Financial/Legal Implications

A formal bid request, which closed February 15, 2022, was administered by the Purchasing Department and was publically advertised in accordance with the City's Purchasing By-Law 2013-200. Two bids were evaluated by the Purchasing Manager and the Senior Facilities & Environment Engineer. The evaluation considered company ability, experience and price.

The results are as follows:

Ranking	Company	Bid Price
1	Venasse Building Group Inc.	$1,651,800.00
2	Kenalex Construction Company Limited	$1,879,844.00

The bid from Venasse Building Group Inc. was the lowest bid and provides the best overall value to the City. Their bid is considered fair and reasonable.

Funding for this contract is available in Capital Project No. 3807WS – Ellendale Generator Replacement which has a total budget of $1,591,703. It is estimated that up to $800,000 will need to be transferred from the Water Systems Completed Capital Reserve No. 99522R to Project 3807WS to cover the balance of the project costs including the remainder of the contract price, non-rebated HST, consulting fees, contract management and equipment and provide a small contingency for the overall project.

Corporate Strategic Plan

☐ Natural North and Near
☐ Economic Prosperity
☒ Affordable Balanced Growth
☐ Spirited Safe Community
☐ Responsible and Responsive Government

Specific Objectives

Maintain infrastructure across the city in a good state of repair.

Options Analysis

Option 1: That City Council approves the award of a contract to Venasse Building Group Inc. in the amount of $1,651,800.00 (plus HST) for the Ellendale Reservoir electrical, HVAC and building envelope upgrades; and that Council authorizes the transfer of funds to the project as outlined in Report to Council CORP No. 2022-32.

Option 2: Do not award a contract. This option is not recommended because the electrical components are past their life expectancy and their failure could lead to regulatory non-compliances for the City's drinking water distribution system.

Recommended Option

That City Council approves the award of a contract to Venasse Building Group Inc. in the amount of $1,651,800.00 (plus HST) for the Ellendale Reservoir electrical, HVAC and building envelope upgrades; and that Council authorizes the transfer of funds to the project as outlined in Report to Council CORP No. 2022-32.

Respectfully submitted,

Name: Mary-Ann Kotylak, CPPB, CPPO
Title: Manager of Purchasing

Name: Karin Pratte, P.Eng.
Title: Senior Environment & Facilities Engineer

We concur with this report and recommendation.

Name: Domenic Schiavone
Title: Director Public Works & Parks

Name: Margaret Karpenko, CPA, CMA
Title: Chief Financial Officer /Treasurer

Name: David Euler, P.Eng., PMP
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Karin Pratte, P.Eng.
Title: Senior Environment & Facilities Engineer