

**City of North Bay
Report to Council**

Report No: CORP-2025-031

Date: March 12, 2025

Originator: Lori Jackson
Manager, Purchasing

Alain Lecompte
Facilities Coordinator

Business Unit:
Infrastructure and Operations

Department:
Engineering

Subject: Request for Tender 2025-013 Aquatic Centre Pool Deck Flooring Replacement

Closed Session: yes no

Recommendation

That City Council:

1. approves the award of a contract to Venasse Building Group Inc., in the amount of \$700,000.00 (plus HST) for the provision of RFT 2025-013 - Aquatic Centre Pool Deck Flooring Replacement;
2. authorizes the transfer of funds to the project as outlined in Report to Council CORP 2025-031; and
3. acknowledges the pre-commitment against the 2025 General Capital Budget as authorized through Report to Council CORP 2024-100 - Approval of 50% of the Prior Year's Capital Funding Envelope.

Background

The North Bay Aquatics Centre, constructed in 2001, has experienced accelerated deterioration of the pool deck tiles in recent years. This degradation is primarily attributed to the breakdown of the underlying mortar bed, resulting in tile spalling. Furthermore, the existing flooring system has reached the end of its expected service life. A complete replacement of the flooring system across the pool deck will provide a safe and long-lasting solution for the facility.

Financial/Legal Implications

A formal bid request, which closed February 26, 2025, was administered by

the Purchasing Department and was publicly advertised in accordance with the City’s Purchasing By-Law 2013-200, as amended. Four (4) bids were evaluated by the Purchasing Manager. Price was the sole criteria being evaluated.

The results are as follows:

Ranking	Company	Bid Price
1	Venasse Building Group Inc.	\$700,000.00
2	Descon Construction Ltd.	\$809,400.00
3	Acapulco Pools Limited	\$813,370.00
4	Kenalex Construction Co. Ltd.	\$881,500.00

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

Funding for this contract is available in the 2025 Capital Budget through Capital Project No. 4514RF – Aquatic Centre Pool Deck Relining, which has a total budget of \$700,000. Additional funding in the amount of \$192,324 will be required in order to complete this project, including the balance of the contract, non-rebated HST, design, etc. This additional funding of \$192,324 will be transferred to Capital Project No. 4514RF – Aquatic Centre Pool Deck Relining from Capital Project No. 6762RF – Aquatic Centre Rehab Program 2024 On-going. This project will be closed following the transfer.

Funding in the amount of \$700,000 has been included in the project through the 2025 General Capital Budget, and it is acknowledged that the award of this contract will represent a pre-commitment against the 2025 General Capital Budget as authorized through RTC CORP 2024-100 – Approval of 50% of the Prior Year’s Capital Funding Envelope.

Corporate Strategic Plan

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

Specific Objectives

Keeping buildings in good repair.

Options Analysis

Option 1: That City Council approves the award of a contract to Venasse Building Group Inc. in the amount of \$700,000.00 (plus HST) for the replacement of the Aquatic Centre pool deck flooring system; authorizes the transfer of funds to the project as outlined in Report to Council CORP 2025-031; and that Council acknowledges the pre-commitment against the 2025 General Capital Budget as

authorized through Report to Council CORP 2024-100 – Approval of 50% of the Prior Year’s Capital Funding Envelope.

Option 2: Do not award a contract. This option is not recommended because not addressing the flooring system will increase the risk of injury to facility users due to spalling tiles. In addition, further deterioration of the pool deck’s underlying mortar bed can allow water to migrate into structural elements of the facility reducing the expected life of the facility.

Recommended Option

That City Council:

1. approves the award of a contract to Venasse Building Group Inc., in the amount of \$700,000.00 (plus HST) for the provision of RFT 2025-013 - Aquatic Centre Pool Deck Flooring Replacement;
2. authorizes the transfer of funds to the project as outlined in Report to Council CORP 2025-031; and
3. acknowledges the pre-commitment against the 2025 General Capital Budget as authorized through RTC CORP 2024-100 - Approval of 50% of the Prior Year’s Capital Funding Envelope.

Respectfully submitted,

Name: Lori Jackson
Title: Manager, Purchasing

Name: Alain Lecompte
Title: Facilities Coordinator

I concur with this report and recommendation

Name: Alain Lecompte
Title: Facilities Coordinator

Name: David Jackowski, P.Eng.
Title: Manager, Special Projects

Name: Alan Korell, P.Eng.
Title: City Engineer – Infrastructure and Operations

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

Name: John Severino, P.Eng., MBA
Title: Chief Administrative Officer

Personnel designated for continuance:
Name: Alain Lecompte
Title: Facilities Coordinator