



TOWNSHIP OF NORTH HURON

REPORT

Item No.

REPORT TO: Reeve Vincent and Members of Council
PREPARED BY: Pat Newson, Director of Recreation and Facilities
DATE: 21/03/2016
SUBJECT: Blyth Memorial Community Hall
ATTACHMENTS: Press Release – Province Announces \$3.3M in Funding

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby approves the revised project schedule presented in this report for the renovation of the Blyth Memorial Community Hall;

AND FURTHER THAT the project be tendered using the Invited Competitive Bid (Invited Tender Call) process and that Council authorizes Allan Avis Architects to recommend to the Township, a suitable list of pre-authorized General Contractors for approval by the CAO, Director of Finance, Director of Recreation and Facilities and North Huron Council at the April 4, 2016 meeting, to be invited to bid on the project;

AND FURTHER THAT staff are directed to prepare an Agreement between the Township of North Huron and 14/19 Inc. to provide assurances that 14/19 Inc. provides the remaining funding of \$2,749,655.47 to pay for the renovation construction project budget, and that the Township of North Huron proceed with the approved renovation.

EXECUTIVE SUMMARY

On March 15, 2016, 14/19 Inc. received the news that the Province of Ontario has included \$3.3 million for the 14/19 Initiative within the Provincial Budget. This news gives life and substance to the ongoing efforts of the 14/19 Inc. team. The press release from that announcement is attached to this report. This means that the project to renovate Blyth Memorial Community Hall will have the available financial backing to support the project from 14/19 Inc., upon final approval of the Ontario Budget.

At the January 19, 2016 Council Meeting, North Huron Council deferred the Revised 14/19 Memorial Hall Renovation Schedule for further information. A motion is requested that the recommendations in this report now be approved by Council.

The proposed revised project schedule is the following:

April 11 – May 10, 2016	General Contractor Bid Process
May 16, 2016	Council approval of Project Award
May 17, 2016	Contractor starts
May 21 – September 18, 2016	Festival Season
September 19, 2016	Contractor mobilizes site
May 1, 2017	Substantial Performance
May 20, 2017	Completion

DISCUSSION

This is a vast and significant renovation project, and the Township of North Huron, the Blyth Festival, 14/19 Inc. and the Blyth Branch of the Royal Canadian Legion and Ladies Legion Auxiliary have worked cooperatively to prepare for this renovation project. The task ahead is for the Township of North Huron to take the lead on the renovation project, to see it to fruition. The stakeholders have worked over the past two years as a cohesive renovation committee, and will continue to do so as a committee until the end of construction to ensure that decisions are balanced and considered by all the stakeholders. The Township of North Huron is the building owner, and therefore has oversight of the renovation construction project.

The Invited Competitive Bid (or Invited Tender Call) bid process is the procedure by where only General Contractors that are recommended, and have the proven experience and capacity to perform the project are invited to bid. The intent is to receive 5-6 competitive bids from pre-approved General Contractors. Once invited, bidders should generally be considered to be equal in competence and the contract should then be awarded to the lowest compliant bidder. Invited bids are typically use for:

- Projects with clients who prefer to select from a group of proven contractors
- Specialized projects that require particular expertise
- When the project is time-sensitive or has hard deadlines to satisfy

The Blyth Memorial Community Hall Renovation project has very stringent deadlines. Delays in the project would negatively impact the Blyth Festival 2017 season. The pre-qualified bidders will have the bonding and insurance required for the size and scope of this size of project. Through the selection process of the pre-qualified bidders, our consultant will confirm the General Contractor's readiness and willingness to bid on this project. Contractors with commitments that exclude them from being able to bid will be eliminated from the list. This helps to ensure that the Township receives an ample number of bidders.

FINANCIAL IMPACT

The project budget for the renovation of Blyth Memorial Community Hall is \$3,500,982. The Township of North Huron has committed \$500,000 to the project. 14/19 Inc. has committed to fundraising \$3,000,982 for the project and has provided payments to North Huron throughout the consulting phase of the project. The balance from 14/19 Inc. to the Township for the renovation project is \$2,749,655.47 (subject to bid results). Council has requested a guarantee from 14/19 Inc. that project costs exceeding the Township's \$500,000 contribution will be covered. Representatives from the 14/19 group are working to finalize a Letter of Intent with the Province outlining the parameters of a future funding agreement. It is hoped that the Letter of Intent will be finalized in the next week, with details being available to Council at the March 29th budget meeting. Since 14/19 Inc. is the funding recipient, a formal Agreement should be prepared between the Township and 14/19 Inc. concerning the funding of the Blyth Memorial Hall project. The Agreement would also address circumstances such as bid results and project or budget adjustments and project contingencies.

FUTURE CONSIDERATIONS

Council will continue to receive updates on the status of the project. The Agreement will be reviewed by Council and adopted by by-law.

RELATIONSHIP TO STRATEGIC PLAN

Our community is attractive to new business and residents.

Our administration is fiscally responsible and strives for operational excellence.

Pat Newson, Director of Recreation and
Facilities

Sharon Chambers, CAO