

Meeting Date: December 4, 2023
Department: Community Services
Report No.: CS-2023-34
Submitted by: Robert Lilbourne Director of Community Services
Brent Smith Director of Fire Services/Fire Chief/CEMC
Approved by: Trisha McKibbin, Chief Administrative Officer

SUBJECT: Construction Tender Award Fire Hall - Station 1

RECOMMENDATION: THAT: Council receive report CS-2023-2024 titled Construction Tender Award Fire Hall - Station 1 for information and further;

THAT: Council approve the awarding of the tender to Tradition Construction Inc. for a value of \$7,428,200.00 plus HST and further;

THAT: Council approve a 10% contingency fund to address unforeseen circumstances that may arise for a value of \$742,820.00.

BACKGROUND:

As our community expands, so does the demand on the fire service, accompanied by rising community expectations. In alignment with the Corporate Strategic Plan 2020-2029, the Municipal Council has approved the Fire Master Plan (FMP) for our community. This comprehensive plan has pinpointed the need for the replacement of Strathroy Fire Hall (Station 1) due to its age, and condition. The FMP identified the Zimmerman location as the optimal site for the new hall, positioned strategically to serve Strathroy and the surrounding area well into the future.

In mid-2022 the Municipality enlisted the expertise of a+Link Architects to craft the design, including the site layout, for the new station. As this process unfolded, it became apparent that the existing hall must remain operational during the construction of the new facility. This necessitates the new hall to face Metcalfe St. while preserving drive-through access from East Centre St. Achieving this layout required the closure of Zimmerman St.

In response, staff presented [report CS-2022-29](#) titled "Closing of Zimmerman St.," which the Council accepted and approved. The report demonstrated that the closure would not adversely affect neighboring residents, ensuring their direct access from Metcalfe St. and East Centre St. The closure also eliminates the entry to the East Alley from Zimmerman, with residents retaining access from Arthur St. This approach underwent a public consultation process, as referenced in Report CS-2022-29.

The closure of Zimmerman St. is instrumental in realizing the proposed Strathroy Fire Hall (Station 1) at the recommended site in the Fire Master Plan. This move maintains the high level of service residents have come to expect from our Fire Service.

Subsequently, staff presented a second report, [CS-2022-32](#), which the Council approved, directing staff to proceed to the next phase, including detailed costing and Site Plan Approval. This report provided an update on the design, sharing site and floor plans, along with conceptual designs for the exterior of the new Station 1.

Anticipating continued community growth, the FMP identifies the need for future expansion as the force transitions to include composite and full-time career firefighters. Accordingly, the design allocates space on the mezzanine for "dorms, day room, and washroom," along with a potential fitness area. These areas will be 'roughed in' during the initial construction, catering to future needs.

Recognizing the importance of environmental considerations in publicly funded projects, the design team prioritizes sustainability. While the Fire Hall must adhere to post-disaster construction techniques, the design also integrates energy-efficient components and materials. As identified in report [CS-2023-11](#) the detailed costing for the project has been obtained, totaling \$7.7 million before HST. However, staff recommended maintaining a budget of \$10 million to account for exclusions in the Class B costing.

The New Station 1 has been designed to meet or exceed all health and safety requirements outlined in provincial regulations, encompassing NFPA, Building Code, OHS, and Section 21 Guidance Notes.

COMMENTS:

During the June 5, 2023 Council meeting Mike Holt a+ LiNK Architecture was present to conduct a presentation and answer questions from Council. During this meeting, Council moved the following motions.

Moved by Councillor Brennan

Seconded by Councillor Hipple

THAT: Council receive report CS-2023-11 titled Class B Costing of New Station 1 for information; and further

THAT: Council approves the location of 220 East Centre St. for the New Station 1; and further

THAT: Council approves allocating \$10,000,000.00 to the 2024 Capital Budget for the New Station 1; and further

THAT: Council direct staff to issue the Request for Tender for the New Station 1 in early to Mid-October for a construction start date of early January 2024.

For (5) Councillor Brennan, Councillor Hipple, Councillor Kennes, Councillor Pelkman, and Mayor Grantham

Against (3) Councillor Pammer, Councillor Willsie, and Councillor Derbyshire

Conflict (1) Deputy Mayor McGuire

Carried (5 to 3)

Following the Council's instruction directing staff to issue a tender, the Municipality posted the tender on the Bids and Tenders section of the Municipal Website. Upon closure, we received eight (8) qualified bids, with the submitted amounts ranging from a low of \$7,428,200.00 to a high of \$8,473,769.00 plus HST. The Municipality did receive one (1) bid that was disqualified as per the purchasing policy.

The project consultant, a+ LiNK Architecture, working independently, conducted a thorough evaluation of all bids. The consultant's recommendation is outlined in the attached letter, where they recommend Tradition Construction Inc. The staff fully supports this recommendation. Notably, the recommended bidder not only presents the lowest bid and meets all minimum requirements, but has also engaged some local subcontractors from Strathroy-Caradoc and its surrounding areas.

CONSULTATION:

Bill Dakin, Director of Finance

Mike Holt, Architect, Partner a+Link Architecture

Trisha McKibbin, CAO

FINANCIAL IMPLICATIONS:

The tender's amount of \$7,428,200.00, plus HST, and the 10% contingency of \$742,820.00, results in a total project cost of \$9,136,686.00. This figure is below the \$10,000,000.00 to be allocated in the 2024 Capital Budget, as approved by the Council.

Funding for this project will be completed through a loan for the total value of the project cost totaling \$9,136,686.00 including HST and contingency.

It's important to highlight that Development Charges, totaling \$3,416,972.00, will account for 46% of the overall construction cost.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

Local Infrastructure: Households and businesses in Strathroy-Caradoc are supported by reliable, financially responsible and well-maintained infrastructure networks.

ATTACHMENTS:

a+Link Architecture – Recommendation Letter