



Administrative Report

Office of the Administrator, Sun Parlor Home

To: Warden Tom Bain and Members of County Council

**From: Lynda Monik
Administrator, Sun Parlor Home**

Date: July 18, 2018

Subject: Upgrades to Parking Lots, Courtyard, Sidewalks

Report #: 2018-0718-SPH-009-LM

Purpose

The purpose of this report is to provide County Council with information and a recommendation pertaining to tender results for a Main Courtyard rehabilitation project, the rehabilitation and improvement/expansion of facility sidewalks and the rehabilitation of two parking lots at the Sun Parlor Home.

Background

The Main Courtyard at the Sun Parlor Home was installed in 1992. The cement in the Main Courtyard has deteriorated over the years and become uneven. Uneven pavement creates a trip hazard for residents who "shuffle" and cannot lift their feet. The uneven pavement also creates an entrapment issue for residents in wheelchairs and those who use walkers, as the wheels can get stuck between the cracks in the uneven pavement.

The Home does not have sidewalks or egress at all exits from the Home. Sidewalks are needed to move residents out of the Home should the Home need to be evacuated during a fire or other emergency. Some exits from the Home currently lead to only a small cement pad. During inclement weather it would be difficult to move residents out of the Home; especially in the spring when the ground is wet and winter months when there is snow.

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The Sun Parlor Home has four parking lots. Two of the parking lots are used by staff. One parking lot is for shared use by staff and visitors. The fourth parking lot is used by visitors. One large staff parking lot was rehabilitated and paved last year. The 2018 budget proposed two parking lots be rehabilitated and paved this year. The two parking lots to be paved are one staff parking lot and the parking lot shared by staff and visitors. The two parking lots were installed in 1992 when the Home was built. There have been no upgrades to either of the two parking lots since 1992.

The asphalt parking lots, concrete sidewalks and Main Courtyard Rehabilitation projects were initially budgeted as standalone projects, but following the review and assistance of Dillon Consulting, it was agreed that synergies in construction timing, minimization of resident/staff disruption and favourable pricing could be achieved by combining the projects into a single tender.

Included within the tender were a list of provisional items that would be considered within the current year allocation depending on budget constraints and project timing/synergies.

Discussion

As noted, the Sun Parlor Home collaborated with Dillon Consulting Limited to assist with the writing of the Tender for this project. The Sun Parlor Home sought the expertise of Dillon Consulting to address the design specifications for these project components.

The Tender for a contractor to complete the projects was posted on the County of Essex website from May 7, 2018 to and including June 4, 2018.

Six (6) tenders were received. The tender results are summarized as follows:

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Tenderer	Total Tender Price (excluding applicable taxes)
Pierascenzi Construction Limited	\$305,375.00
Fuller Construction (1986) Inc.	\$312,568.00
LV Giorgi Construction Inc.	\$314,062.50
Nevan Construction Inc.	\$356,175.00
CSL Group Ltd.	\$437,970.00
Rand-Con Construction Inc.	\$604,720.00

All tenders include \$10,000.00 in contingency.

All Tenders submitted the required \$5,000 Bid Bond (which were retained by the County of Essex) and acknowledged receipt of Addendums No. 1 and No. 2 from the RFP.

The Bid Bond from Rand-Con Construction Inc. was for the requisite dollar amount, but was listed for 45 days, instead of the specified 60 day period. There were no other irregularities identified in the tenders for this work.

The low bid from Pierascenzi Construction Limited includes \$116,500.00 in Provisional/Contingency Works:

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Work Area	Tender Price (all provisional items)	Tender Price (select provisional items)
Parking Lots (two)	\$145,275.00	\$120,775.00
Main Courtyard and Sidewalks	\$150,100.00	\$128,820.00
Contingency	\$10,000.00	\$15,000.00
TOTAL	\$305,375.00	\$264,595.00

Excluded from the provisional items for this project are: sidewalk extensions around the back perimeter of the Sun Parlor Home and parking lot rehabilitation to the entrance of the staff parking area. Upon further review of the submissions and given that the full scope of the project exceeded the budget estimate, it has been determined that the parking lot entrance section would be better addressed as part of a future phase, including the full driveway access for staff parking and delivery access section (eliminate cut lines of piece-meal work) to be considered in 2019. New sidewalks, addressing additional emergency evacuation egress at both east and west wings remain within the tender. Revised cost of the project including amended provisional items and an additional \$5,000.00 in contingency, results in a project limit of \$264,595.00.

Pierascenzi Construction Limited provided references from previous projects, including work for the County of Essex. In speaking with County of Essex staff, Pierascenzi has completed numerous projects including CWATS, a concrete roundabout and concrete work on County Road 22. County staff expressed confidence in Pierascenzi Construction Limited's abilities to handle the Sun Parlor Home projects. Dillon Consulting Limited also provided additional references to support the selection of Pierascenzi Construction Limited as the vendor of choice for these projects.

The project is expected to start in the summer of 2018.

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Financial Implications

The project scope, including the selected provisional items, at \$264,595.00 remains within the 2018 Budget allocation of \$280,000, funded from the Corporation's Capital Reserve, as part of the Corporation's Asset Management Program.

Recommendation

The low Tender was reviewed and determined to meet all the selection criteria, accordingly, it is recommendation of Dillon Consulting Limited and the Sun Parlor Home Administration that the tender be awarded to the low tender from Pierascenzi Construction Limited, based on the revised provisional items, at a cost with an upset limit of \$264,595.00 plus HST.

Pierascenzi Construction Limited is prepared to proceed with this project in accordance with the Contract Documents and their tender submission upon approval by County Council.

Respectfully Submitted

Lynda Monik

Originally Signed by

Lynda Monik, Administrator, Sun Parlor Home

Concurred With,

Robert Maisonville

Originally Signed by

Robert Maisonville, Chief Administrative Officer