
HALDIMAND COUNTY

Report ECW-16-2019 Budget Reallocation – Cayuga Seniors Centre Parking Lot and McKay-Winnett Street Drainage Improvements

For Consideration by Council on September 3, 2019



OBJECTIVE:

To seek Council approval for the reallocation of capital funding for the Cayuga Seniors Centre Parking Lot and McKay-Winnett Street Drainage Improvements project.

RECOMMENDATIONS:

1. THAT Report ECW-16-2019 Budget Reallocation – Cayuga Seniors Centre Parking Lot and McKay-Winnett Street Drainage Improvements be received;
2. AND THAT the Tax Supported Capital Budget for the Cayuga Seniors Centre Parking Lot and McKay-Winnett Street Drainage Improvements project be amended as outlined in Report ECW-16-2019.

Respectfully submitted: Tyson Haedrich, M. Eng., P. Eng., General Manager of Engineering & Capital Works

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

The Cayuga Seniors Centre Parking Lot and McKay-Winnett Street Drainage Improvements tender closed over the approved budget. Following review of the tender staff believe that, while the single bid is higher than estimated, the need to complete the project is a priority and the project should be awarded with the budget shortfalls funded through savings from existing projects.

BACKGROUND:

The Cayuga Seniors Drop-In Centre is located on the northwest corner of McKay Street and Winnett Street in downtown Cayuga. The Centre is one of seventeen Community Halls owned by Haldimand County and operated by a volunteer community group, which has been offering recreation programming in the location for more than thirty years. In 2014, the Hall benefitted from front entrance accessibility enhancements funded through the Ward 2 Community Vibrancy Fund. A building condition assessment (BCA) completed in 2015 identified the following repairs which have been completed or are in the process of being completed:

- New Roof
- New Siding
- Asbestos Removal
- New HVAC System

Building on these enhancements and capital repairs—in particular the entrance accessibility—the volunteer group approached the County in 2017 with a proposal to pave the parking lot and create more

barrier-free, handicapped parking spaces for users of the facility. The project was assessed through the Community Partnership Program and approved through report PED-COM-17-2017, including a \$14,334 contribution from the Cayuga Seniors, as well as \$14,333 each in funding from the CPP Community Partnership Capital Reserve and \$14,333 from the Ward 2 Community Vibrancy Reserve Fund.

Originally, the Cayuga Seniors had hoped to manage the paving project on their own, in consultation with staff. However, the identification of major drainage issues in the area, as well as the flooding of the building in February 2018, requiring the replacement of drywall, and the installation of a new weeping tile system and clear stone backfill for the foundation, resulted in the entire project being managed by Haldimand County Engineering staff.

In order to prevent future flooding at the building a project was identified to improve the drainage at the corner of McKay Street and Winnett Street and pave the parking lot. The proposed work plan for this project is shown in Attachment 1.

While several contractors picked up the bid documents, only one bid was received on the August 20, 2019 closing date as follows:

Bidder	Bid Price Received (including full HST)
Dufferin Construction Company	\$ 105,213.17

ANALYSIS:

The lowest acceptable bid for the Cayuga Seniors Centre Parking Lot and McKay-Winnett Street Drainage Improvements tender was received from Dufferin Construction Company in the amount of \$94,727.72 (including non-rebateable HST). The approved budget for the project is \$68,000, resulting in a shortfall of approximately \$52,000 once the \$18,000 spent in 2018 on the parking lot grading and a contingency for the current work is included.

Based on a review of the tender it was determined that the tender pricing received is significantly higher than estimated. This difference can be partially explained by the fact that the project involves small quantities of different types of work including storm piping, catch basins, curbs and paving which tends to drive prices higher. The other unknown is the single bid received because there is no ability to validate the pricing with another contractor.

Recognizing that the bid prices are higher than expected and also that completing the paving and drainage work at the Seniors Centre is important to prevent any further flooding staff are recommending that the project proceed and the shortfall in funding be reallocated from savings from existing projects.

In order to fund the shortfall and be in compliance with Procurement Policy 2013-02 a budget reallocation is required to award the project.

FINANCIAL/LEGAL IMPLICATIONS:

To fund the revised bid amount of \$94,747.72 (including non-rebateable HST), staff have identified savings in existing projects. The following revisions to the Tax Supported Capital Budget are required to fund the project:

Project Expenditures	Current Approved Budget	Change	Proposed Revised Budget
Cayuga Seniors Drop-In Centre Parking Lot Enhancement (C.705.0033)	\$43,000	\$7,000	\$50,000
Cay – McKay St/Winnett St Drainage Improvements (C.495.0041)	\$25,000	\$45,000	\$70,000
Cayuga Seniors Centre Roof Replacement (C.750.0095)	\$64,800	(\$7,000)	\$57,800
Cal - Park Lane - Blair Street Storm System (C.495.0031)	\$275,000	(\$45,000)	\$230,000
Total Other Projects	\$339,800	(\$52,000)	\$287,800
Total Capital Expenditures	\$407,800	\$0	\$407,800

The related financing impacts for the projects are as follows:

Project Financing	Current Approved Budget	Change	Proposed Revised Budget
CRR – Community Halls	\$64,800	\$0	\$64,800
Donations	\$14,334	\$0	\$14,334
Community Partnership Capital Reserve	\$14,333	\$0	\$14,333
CVF – Ward 2	\$14,333	\$0	\$14,333
CRR – Storm Sewer	\$300,000	\$0	\$300,000
Total Financing	\$407,800	\$0	\$407,800

In accordance with Procurement Policy 2013-02, Council must approve the reallocation of funds for a capital project with a budget shortfall of \$75,000 or more (or 20% of the approved budget) or where insufficient funds are currently available. Once the funding is approved, staff will proceed with the award of the tender through a purchase order.

STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: Yes

Policy: No

ATTACHMENTS:

1. Proposed Work Plan - Cayuga Seniors Centre.