

Subject: Update on Centennial Park Washrooms Extras Update

Recommendation:

BE IT RESOLVED THAT Council receive Report #2024-0060 – Update on Extras for Project FAC 06-23 Centennial Park Washrooms Design and Construction, for information;

AND THAT Council Approve additional funding in the amount of \$56,000 to cover the extras for Project FAC 06-23 Centennial Park Washroom Design and Construction to be funded as follows: \$12,000 from reallocating funds in Project FAC-03-22 Model Railway Building Window Replacement and \$44,000 from the projected 2023 in-year surplus;

AND THAT Council direct staff to include a Facilities capital project for roof replacement for Centennial Park Concessions as part of the 2025 Capital Budget;

Background:

Council approved capital project FAC-06-23 Centennial Park Washroom Design and Construction as part of the 2023 Capital budget in the amount of \$185,000. The project was to be funded by a grant (\$150,000) and Facilities Reserve (\$35,000). At the time of 2023 capital budget approval, the Town had not received approval for the grant and therefore the project was red-circled (conditional) until the grant funding was confirmed.

Subsequent to 2023 budget approval, the Town was successful in receiving two grants for this project:

1. Ontario Trillium Foundation (OTF) - \$150,000
2. Employment and Social Development of Canada (ESDC) - \$100,000

The above grants were stackable, meaning they could both be applied towards the project, therefore the total funds available for this project were \$285,000.

The construction tender was published on September 18, 2023, and closed on October 11, 2023, with 15 plan takers but only one bid submission. The bid amount

was \$375,000 plus applicable taxes. Including the architect assignment cost of \$39,800, the estimated total project cost, including the non-recoverable portion of HST, reached \$422,542.

A memo from Corporate Services outlined the approved grants and highlighted the additional funding required by the Town for the project. On October 18, 2023, during its regular council meeting, Council approved awarding the project to Niacon Limited for \$375,000 plus applicable taxes.

While preparing for the new foundation, the contractor encountered poor soil conditions. The geotechnical engineer recommended revising the foundation design to ensure a suitable bearing for the new structure. These unforeseen issues, coupled with delays in construction commencement and a holiday shut-down, led to substantial project delays and additional costs.

Analysis:

Construction

Progress on the Centennial Park Washrooms continued steadily in February, with the contractor on track to finish by the end of March. However, significant delays and additional costs were incurred due to a delayed start and unforeseen geotechnical issues.

At the time of writing this report, the project has experienced approximately 13% in additional costs, totaling \$49,798.07. Geotechnical challenges led to a foundation redesign, incurring an extra cost of \$21,459.42. Other scope changes, including delayed start-up costs, cold weather concreting, grading revisions, contract acceleration, and updates to existing facilities, resulted in an additional \$17,623.10. Please refer to Appendix A to see a detailed breakdown of the change orders and additional cost to date.

The project's initial tender included a \$18,000.00 Cash Allowance/Contingency. Currently, \$6,689.01 has been claimed, leaving a remaining balance of \$11,310.99, which will cover any further materials needed to complete the project. For detailed breakdowns of change orders and additional costs, refer to Appendix A.

Architect/Engineering fees:

The design, contract document preparation, tendering of construction and contract administration for this project was awarded to Grugic Architects Inc. on May 18th, 2023, for \$39,900 Plus HST. The Town has paid \$35,920 to date, and the remaining balance of \$3,980 is expected to cover the remaining architect/engineering cost for this project.

Additional Request to Complete Repairs on the Entire Roof:

Recent concerns were brought up regarding the roofing component of the project, as the contract only requires the contractor to match the existing roof, leading to potential color mismatch due to age and wear. Staff requested a quote from the contractor to replace the entire roof with new asphalt shingles and this is estimated to cost \$16,000.00 to \$22,000.00 (plus HST), with a lifespan of approximately 25 years.

Additionally, staff explored metal roofing options with local contractors, and it is estimated cost of \$25,000.00 to \$30,000.00 (plus HST) with a lifespan of around 70 years. The current roof, originally scheduled for replacement in 2032, has 8-10 years of remaining life.

Staff have identified a grant opportunity from Niagara Community Initiatives Foundations, potentially covering 100% of the roof replacement cost with no matching funds required by the Town. A separate project could be proposed to Council in the 2025 budget for consideration.

Financial Considerations:

The Financial summary of the project is provided below:

Table 1: Project Budget & Cost Summary

**FAC 06-23 - Centennial Park Washroom
Design and Construction**

Current Council Approved Budget	\$ 422,542	A
Less:		
Architect/Engineering Cost	\$ 39,800	
Construction Tender	\$ 375,000	
Additional Cost (Change Orders)	\$ 49,798	
Non-rebateable portion of HST	\$ 8,177	
Additional Contingency	\$ 5,000	
Total Project Cost	\$ 477,775	B
Budget Shortfal - (Rounded)	\$ (56,000)	C = (A-B)

As detailed in the analysis section of this report, the additional cost to complete this project, resulting from foundation redesign and other scope changes, is approximately \$49,798 (before HST). After factoring in the non-rebateable portion

of HST (1.76%) and an additional \$5,000 for contingency, the total additional funds required to complete this project amount to \$56,000 (rounded).

The source of the additional Funding would be as follows:

Table 2: Source of Additional Funds

FAC 06-23 - Centennial Park Washroom Design and Construction

Budget Shortfal - (Rounded)	\$ (56,000)	A
Additional Funding Sources:		
FAC 03-22 Model Railway Building Exterior Window Replacement	\$ 12,000	
2023 In-year operating surplus	\$ 44,000	
Total Additional Funds	\$ 56,000	B
Net	\$ -	C = (A-B)

Funds from project FAC 03-22 Model Railway Building Exterior Window replacement can be reallocated because the Town is currently searching for a grant to address windows and other needs of this historical building. The 2023 in-year operating surplus is projected to have sufficient funds to cover the remaining \$44,000 funds that are required to complete this project.

If the Town decides to replace the entire roof with asphalt singles as part of this project, this will add up to \$22,500 (inclusive of non-rebateable HST) to the total cost of this project. This will be in addition to the \$56,000 budget shortfall as outlined above.

Staff have received quotes from independent contractors in the amount of approximately \$30,000 (plus HST) to install a metal roof which has a greater useful life (70 years). Furthermore, staff have identified grant opportunities that align to the roof replacement project. If successful, the Town can recover 100% of the cost of replacing the exiting roof with a metal roof from the grant. As a result of this opportunity, staff recommend that a separate roof replacement project should be considered as part of the 2025 capital budget.

Alternatives Reviewed:

Council could consider instructing staff to include the complete asphalt shingle replacement within the ongoing project, requiring an additional \$22,500 on top of the \$56,000 outlined in the report. However, staff does not endorse this option, given that the current asphalt shingles haven't reached the end of their useful life. Furthermore, there are available grant opportunities to replace the entire roof with

a new metal roof, potentially offering cost savings to the Town and extending the overall lifespan of the roof structure.

Strategic Plan Relationship: Infrastructure Investment and Renewal

The addition will provide permanent public washrooms, an indoor community event space, and a storage room, which will greatly improve the community events at Centennial Park.

Consultation:

Consultation was undertaken with Grguric Architects Inc., Soil-Mat Engineers & Consultants Inc., Doytch & Filo Engineering Inc., the Manager of Public Works, and the Treasurer/Director of Corporate Services in the preparation of this report.

Other Pertinent Reports/Attachments:

Appendix A – Change Order Summary List

Single Source for Architect for Centennial Park Accessible Universal Washroom Addition, 2023-0084-Corporate Services

FAC 06-23 Centennial Park- Accessible Universal Washroom Addition to Concession with Additional Budget Request of \$137,500, Memo, October 18, 2023

2024-0027- Update of the Centennial Park Washroom Construction

2024-0042 – Centennial Washroom Construction Update 2

Prepared and Recommended by:

Jason Marr, P. Eng.
Director of Public Works

Prepared and Submitted by:

David Cribbs, BA, MA, JD, MPA
Chief Administrative Officer