



# COUNTY OF WELLINGTON

## Committee Report

**To:** Chair and Members of the Joint Social Services and Land Ambulance Committee  
**From:** Jackie Osti, Manager of Purchasing and Risk Management Services  
**Date:** Wednesday, September 11, 2024  
**Subject:** Tender Award – Accessible Unit Conversions

### Background:

Staff recently issued Project No. CW2024-017 a tender to do extensive renovations to two-bedroom units at five rent-geared-to income buildings to convert them into accessible rental spaces.

1. 130 Grange Street, Guelph
2. 229 Dublin Street, Guelph
3. 576 Woolwich Street, Guelph
4. 450 Ferrier Court, Fergus
5. 450 Albert Street, Mount Forest

The intent of this project is to renovate the former Key tenant 2-bedroom units into fully wheelchair accessible units for the County's Rent Geared to Income properties. This renovation will include full bathroom renovations, hallway and doorway widening, door operators, fully accessible kitchens, and new accessibly designed appliances.

On Tuesday July 23, 2024, two (2) submissions were received from prequalified general contractors as follows, with pricing shown exclusive of HST @ 13%.

COMPANY NAME	TOTAL AMOUNT
Ritestart Limited, Burlington	*\$1,652,100.00
Zehr Construction, St. Jacobs	\$1,916,394.00

Staff are recommending awarding to the lowest bidder meeting the project specifications Ritestart Limited of Burlington, Ontario at the total tendered amount of \$1,652,100.00 exclusive of HST @ 13%.

\*The County's consultant issued a post tender addendum to the lowest compliant bidder to modify the railing/ramp specification at three of the properties resulting in a 3% bottom line price reduction.

The funding for this project is provided in detail in the attached Financial Summary.

### Strategic Action Plan:

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Making the Best Decisions for the Betterment of the Community
  - Openness and transparency in the decisions that the County makes and how it conducts business

**Recommendation:**

That County of Wellington Project No. CW2024-017 a tender for convert units to accessible rental spaces at five residential housing buildings located in Guelph, Fergus and Mount Forest, Ontario as specified be awarded to Ritestart Limited of Burlington, Ontario at the total tendered amount of 1,652,100.00 exclusive of HST @ 13%.; and

That the funding for this project be approved as set out in the attached Financial Summary; and

That staff be authorized to issue the Purchase Order for the contract; and

That the Warden and Clerk be authorized to sign the construction agreements.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jackie Osti".

Jackie Osti  
Manager,  
Purchasing and Risk Management Services

## FINANCIAL SUMMARY

<b>COUNTY OF WELLINGTON</b> <b>CAPITAL PROJECT EXPENDITURE AND FINANCING SCHEDULE</b>
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Bid name: Accessible Unit Conversions - 5 Locations  
 Bid number: CW024-017

Project name: Accessible Unit Renovations  
 Project number : 21530362

### PROJECT COSTS

<u>Bid:</u>	<u>Tendered Cost</u>	<u>Contingency</u>	<u>Total</u>
130 Grange Street, Guelph	\$358,100	\$36,000	\$394,100
229 Dublin Street, Guelph	\$342,900	\$34,000	\$376,900
576 Woolwich Street Guelph	\$333,700	\$33,000	\$366,700
450 Ferrier Court, Fergus	\$315,200	\$32,000	\$347,200
450 Albert Street, Mount Forest	\$332,200	\$33,000	\$365,200
	\$1,682,100	\$168,000	\$1,850,100
Professional fees			\$29,900
Expenses to date			
Professional fees			129,600
Building Improvements			80,400
<b>Total Project Costs</b>			<b>\$2,090,000</b>

\* includes net cost to County of HST

### PROJECT BUDGET APPROVALS AND FINANCING

	Gross cost	Housing Capital Reserve	National Housing Co-Investment Fund	Municipal Recovery - City of Guelph
2023 Capital Budget-21530362	\$ 775,000		\$ 775,000	
2024 Capital Budget-21530362	\$ 785,000		\$ 785,000	
<b>Project Total</b>	<b>\$ 1,560,000</b>	<b>\$ -</b>	<b>\$ 1,560,000</b>	<b>\$ -</b>
Project Funding Adjustment	\$ 530,000	\$ 64,000	\$ 255,000	\$ 211,000
<b>Revised cost and sources of funding</b>	<b>\$ 2,090,000</b>	<b>\$ 64,000</b>	<b>\$ 1,815,000</b>	<b>\$ 211,000</b>