



Report of the General Manager

Contract Award for Exterior Building Enhancements – Fairy Lake Gardens in the Town of Newmarket

Recommendation

The Housing York Inc. (HYI) Board approve award of Contract T-18-305 for exterior building enhancements at Fairy Lake Gardens, 468 Eagle Street, Town of Newmarket to Mekker Construction Ltd. o/a Zero Defects, for a total cost of \$1,602,333.24 excluding HST.

Summary

HYI's [Purchasing Bylaw No.1-18](#) requires contracts over \$1,000,000 be approved by the Board of Directors. This report seeks Board approval to award a contract to Mekker Construction Ltd. o/a Zero Defects for exterior building enhancements for the HYI building, Fairy Lake Gardens, 468 Eagle St., Newmarket. Mekker Construction Ltd. o/a Zero Defects provided the lowest cost compliant bid in response to the public tender for construction services, with a total cost of \$1,602,333.24 excluding HST.

Background

Enhancements to Fairy Lake Gardens will improve the building's appearance and energy efficiency

Fairy Lake Gardens is a 13 storey building located at 468 Eagle Street in the heart of Newmarket, overlooking Fairy Lake. It consists of 97 apartments for seniors.

Since construction of the building in 1971, the building exterior has been declining:

- the colour of the exterior metal siding has faded
- exterior insulation and finish system is stained and discoloured
- the balcony railings and panels have rusted

In addition, the useful life of the windows and doors have been exceeded, and their poor performance is causing significant energy loss.

A design consultant was retained in January 2018, to prepare a plan to enhance the building, and to prepare the drawings and specification necessary to conduct a comprehensive tender process. The enhancements will include replacing the balcony railings, replacing exterior doors and windows and cladding enhancements including colour change. In addition, landscaping will

be done at the north property line and adjacent to the ground floor patio providing a natural visual barrier for the area. See Attachment 1 for the current image of the building exterior and proposed enhancement.

All building upgrades are included in one contract as working with a single constructor helps ensure good value and management efficiencies. Construction is planned to start in July 2019 and to be complete by December 2020.

Advanced notice will be provided to the residents prior to construction. During the balcony restoration, residents will not have access to the balconies. Arrangements will be made to provide storage for any items that are currently located on the balconies. The replacement of the windows and doors in each unit is generally completed within a day with limited access to the unit for the resident during that time.

Public engagements create project awareness

Public engagements were completed to provide awareness of the project to the neighbouring properties and tenants. Key engagements included a presentation to Newmarket Committee of the Whole, an on-site Tenant Information Session and an evening Public Information Session, held at the Newmarket Community Centre.

Analysis

A public tender was released on March 4, 2019

An electronic tender was issued through the Procurement Office requesting construction services for exterior building enhancements to be completed at the Fairy Lake Gardens complex.

The public tender closed April 4, 2019. A total of 16 bids were received. The bidders, their price and status of their submission are provided in Table 1.

Table 1
Pricing Summary

Bidders	Bid Price (\$)	Compliant
Mekker Construction Ltd. o/a Zero Defects	\$1,602,333.24	Yes
Limen Group Const. (2019) Ltd.	\$1,713,965.00	Yes
Ultimate Construction Inc.	\$1,758,800.00	Yes
Rainforces Ltd.	\$1,849,457.50	Yes
SST Group of Construction Companies Ltd.	\$1,869,267.00	Yes
Martinway Contracting Ltd.	\$1,967,522.89	Yes

Bidders	Bid Price (\$)	Compliant
Heritage Restoration Inc.	\$1,971,697.50	Yes
Brook Restoration Ltd.	\$1,972,620.00	Yes
2SC Contracting Inc.	\$1,986,100.00	Yes
Associated Building Restoration Ltd.	\$1,995,319.00	Yes
Van Horne Construction Ltd	\$2,234,113.46	Yes
Roma Building Restoration Limited	\$2,273,825.00	Yes
Alpez General Contracting Inc.	\$2,421,359.63	Yes
Nu-Era Building Restoration Inc.	\$2,976,217.50	Yes
Wall-Tech Restoration Inc.	\$3,198,684.75	Yes
K.I.B. Building Restoration Inc.	N/A	No

There was a bid review committee held on April 8, 2019 at 1:30pm.

Mekker Construction Ltd. o/a Zero Defects provided the lowest cost compliant bid.

Financial Considerations

The pre-bid construction estimate for this project was \$1,400,000 excluding HST. The total contract value for the work is \$1,602,333.24 excluding HST. The variance from pre-bid estimate is primarily due to the costs associated with asbestos abatement procedures required to safely remove asbestos containing materials in the existing balcony sealants and drywall sections around windows and doors. Asbestos abatement procedures will ensure removal of the asbestos containing materials will be completed to the highest level of safety for the residents and workers.

HYI has approved funding in the 2019 capital program, and will include the capital funding required for 2020 through the budget process.

Local Impact

Building enhancements will be an additional improvement to Newmarket's historic downtown

Fairy Lake Gardens is a central point in the Town of Newmarket. The exterior enhancements will extend the life of the building while improving the appearance.

Conclusion

This report recommends award of a contract to enhance the exterior of Fairy Lake Gardens, a 97 unit seniors building in the Town of Newmarket. The enhancements will give the building a clean updated appearance, and offer the tenants a safe and secure balcony area. New energy efficient windows and doors will assist in the reduction of energy costs and improve tenant comfort.

For more information on this report, please contact Rick Farrell, General Manager, Housing Services at 1-877-464-9675 ext. 72091.

Accessible formats or communication supports are available upon request.

Recommended by: Rick Farrell
General Manager, Housing York Inc.

Approved for Submission: Katherine Chislett
President, Housing York Inc.

April 17, 2019
Attachment
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