



## Report to Committee of the Whole

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**From:** Peter Dutchak, Director of Engineering Services  
Mike Hoogstra, Manager of Procurement & Risk

**Date:** July 8, 2025

**Subject:** Administration Building – Cladding, Window and Door Replacement (Tender No. 2025-T27) – Contract Award

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### Recommendation(s):

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THAT Alpeza General Contracting Inc. be selected to complete the Administration Building Cladding, Window and Door Replacement project, Tender No. 2025-T27 at a total price of \$2,790,000.00 exclusive of H.S.T.; and

THAT the County accept the separate prices identified in the Tender, estimated at \$205,600.00 exclusive of H.S.T.; and

THAT the Warden and Chief Administrative Officer/Clerk be directed and authorized to sign the contracts.

### Introduction:

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As part of the 2025 Capital Budget, tenders were issued as per the County's Procurement Policy for the Administration Building Cladding, Window and Door Replacement project.

### Background and Discussion:

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As approved by County Council at their February 25<sup>th</sup> meeting, staff has issued a construction tender for pre-qualified contractors to rehabilitate the exterior of the County Administration Building. The project scope includes: an overclad of the existing brick with aluminum composite panels (ACP), aluminum double glazed windows and hollow metal doors with polystyrene infill.



Fishburn Sheridan London Inc. was contracted by the County through RFP No. 2024-P25 to complete the engineering, detailed design and provide contract inspection services for this project.

Bidders were previously pre-qualified by the County through RFPQ No. 2025-PQ18. The pre-qualification process allows the County to evaluate all potential bidders based on experience, references, safety and other factors. The pre-qualification process received thirteen (13) responses of which eight (8) contractors were selected by the County and invited to submit a bid for this tender.

All eight (8) contractors submitted electronic bids which closed on June 20, 2025. Bids were received as follows:

<b>Bidder</b>	<b>Bid Price (exclusive of HST)</b>
Alpeza General Contracting Inc.	\$2,790,000.00
PK Construction Inc.	\$2,983,500.00
Elgin Contracting & Restoration Ltd.	\$3,091,000.00
J. McBride & Sons Ltd.	\$3,444,530.00
2387986 Ontario Inc. O/A CPM Group Inc	\$3,620,000.00
Limen Group Const. Ltd	\$3,775,400.00
Maresco Limited	\$4,079,750.00
Tritan Inc.	\$4,358,500.00

Alpeza General Contracting Inc. submitted the lowest compliant bid for the project at a total price of \$2,790,000.00 exclusive of HST.

In addition to the base tender amounts indicated above, Bidders were also required to submit a price for three separate items, noted below:

1. Roller Window Shades
2. Remove existing penthouse metal cladding and replace with Aluminum Composite Panel system
3. Re-coat existing EIFS to match ACP colour

The total cost from Alpeza General Contracting for the additional work is \$205,600 (excluding HST). Staff recommends adding these items to the scope of work to complete the project.

### **Financial Implications:**

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The following summary of projected estimated costs is provided for review and will be confirmed throughout the project:

Construction Tender Value:	\$ 2,790,000.00
Separate Prices	\$ 205,600.00
Consulting (Engineering, Detailed Design)	\$ 97,230.00
<u>Net HST (1.76%)</u>	<u>\$ 54,433.81</u>
<b>Total Project Costs</b>	<b>\$ 3,147,263.81</b>
 2025 Capital Budget Allocation	 \$ 5,300,000.00
 <b>Forecast Budget Surplus (Deficit)</b>	 <b>\$ 2,152,736.19</b>

The construction tender did not specifically include a project contingency allowance, and therefore final project costs are anticipated to be slightly higher than the total project costs identified above.

### **Advancement of the Strategic Plan:**

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This investment has an anticipated 40-year design life and extends the service life of the County administration building that coincides with other recent investments (i.e. elevators, HVAC). The project scope also represents the lowest lifecycle cost solution to ensure the 86-year-old facility continues to meet the County's needs.

### **Local Municipal Partner Impact:**

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None.

### **Communication Requirements:**

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Council, Staff and Tenants will be advised of the project and will be provided construction progress updates throughout the duration of the construction, including advance notice of any facility access or temporary service disruptions.

## Conclusion:

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Staff recommend award of this project to Alpeza General Contracting Inc. Work on the project is scheduled to begin in September 2025 with substantial completion anticipated to be achieved by November 2026.

As per the County's Procurement Policy, if change orders are required and the cost increases above the tender amount approved by Council by less than 10%, and the amount is within the overall budgeted project amount, work will proceed upon authorization by the Director. However, if the cost increases above the tender amount approved by Council by more than 10%, the Director shall prepare a further report to Council outlining the expenditures.

All of which is Respectfully Submitted

Approved for Submission

Peter Dutchak  
Director of Engineering Services

Blaine Parkin  
Chief Administrative Officer/Clerk

Mike Hoogstra  
Manager of Procurement & Risk