



NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD

AGENDA AND MATERIAL

SPECIAL COMMITTEE OF THE WHOLE MEETING

TUESDAY, MAY 26, 2009

6:30 P.M.

**FATHER KENNETH BURNS, C.S.C. BOARD ROOM
CATHOLIC EDUCATION CENTRE, WELLAND, ONTARIO**

A. ROUTINE MATTERS	Reference
1. Opening Prayer	-
2. Roll Call	-
3. Approval of the Agenda	-
4. Declaration of Conflict of Interest	-
B. COMMITTEE AND STAFF REPORTS	
1. Cardinal Newman Catholic Elementary School Addition and Alterations - Award of Construction Contract	B1
C. ADJOURNMENT	

**TO: NIAGARA CATHOLIC DISTRICT SCHOOL BOARD
SPECIAL COMMITTEE OF THE WHOLE MEETING
PUBLIC SESSION
MAY 26, 2009**

**TOPIC: CARDINAL NEWMAN ELEMENTARY SCHOOL
ADDITION AND ALTERATIONS
AWARD OF CONSTRUCTION CONTRACT**

RECOMMENDATION

THAT the Committee of the Whole recommend that the Niagara Catholic District School Board approve the award of a construction contract for the addition and alterations to Cardinal Newman Catholic Elementary School to Kenmore Management Inc.

THAT the Committee of the Whole recommend that the Niagara Catholic District School approve the project budget of \$3,047,460 funded from the source as presented, for the addition and alterations to Cardinal Newman Catholic Elementary School.

Prepared by: James Woods, Controller of Plant
Presented by: James Woods, Controller of Plant
Approved by: John Crocco, Director of Education
Date: May 26, 2009



NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD

REPORT TO THE SPECIAL COMMITTEE OF THE WHOLE MEETING MAY 26, 2009

CARDINAL NEWMAN ELEMENTARY SCHOOL ADDITION AND ALTERATIONS - AWARD OF CONSTRUCTION CONTRACT

BACKGROUND INFORMATION

Tenders were opened on Thursday May 14, 2009 for the Addition and Alterations to Cardinal Newman Elementary School, as per the drawings and specifications prepared by Venerino V. P. Panici Architect Inc., and reviewed at the Committee of the Whole meeting of April 14, 2009. The results of the tender were as follows:

Contractor	Bid Price
1. Kenmore Management Inc.	\$2,529,000
2. Aldor Builders	\$2,546,800
3. Brouwer Construction (1981) Ltd.	\$2,570,700
4. T. R. Hinan Contractors	\$2,587,000
5. Merit Contractors Niagara	\$2,631,000
6. Reid & Deleye Contractors Ltd.	\$2,697,957
7. Charter Building Company	Disqualified
8. Martin-Stewart Contracting Ltd.	Declined

TOTAL PROJECT COST

The Architects have analyzed the bids and have recommended the award of a construction contract to Kenmore Management Inc. (Appendix A). Given the indicated Contract Price of \$2,518,460, including identified credits and applicable taxes, the total project cost would be calculated as follows:

Construction Contract	\$ 2,518,460
Consultant Fees	\$ 300,000
Disbursements	\$ 30,000
Inspection and Testing	\$ 8,000
Permits	\$ 20,000
CATV	\$ 7,000
Data Cabling	\$ 22,000
Security & Surveillance	\$ 20,000
Telephone and PA	\$ 10,000
Furniture	\$ 50,000
Moving	\$ 2,000
Contingency	\$ 60,000
	<u>\$ 3,047,460</u>

FUNDING

Funding for the project would be from the following sources:

Primary Class Size (5 classrooms)	\$ 1,796,485
Reserve for Working Funds	\$ 60,000
Facilities Renewal	\$ 800,000
Good Places to Learn	\$ 390,975
	\$ 3,047,460

The Committee of the Whole will receive updates on Cardinal Newman Catholic Elementary School as part of the Monthly Capital Projects Progress Report.

RECOMMENDATION

THAT the Committee of the Whole recommend that the Niagara Catholic District School Board approve the award of a construction contract for the addition and alterations to Cardinal Newman Catholic Elementary School to Kenmore Management Inc.

THAT the Committee of the Whole recommend that the Niagara Catholic District School approve the project budget of \$3,047,460 funded from the source as presented, for the addition and alterations to Cardinal Newman Catholic Elementary School.

Prepared by: James Woods, Controller of Plant
 Presented by: James Woods, Controller of Plant
 Approved by: John Crocco, Director of Education
 Date: May 26, 2009

ATTACHMENTS:

Appendix A: Tender Analysis and Recommendation, May 19, 2009
 Venerino V. P. Panici Architect Inc.



VENERINO V.P. PANICI
ARCHITECT
I N C

Venerino V.P. Panici Architect Inc.

146 James Street, P.O. Box 386
St. Catharines, Ontario L2R 6T7
Tel. (905) 688-6087
Fax. (905) 688-1778

May 19, 2009

Niagara Catholic District School Board
427 Rice Road
Welland, ON L3C 7C1

Attention: Mr. James Woods,
Controller of Plant Services

Re: Tender Analysis, Project Costs Summary for the Tender of
The Addition and Alterations of the Cardinal Newman
Catholic Elementary School, Niagara Falls
8120 Beaverdams Road, Niagara Falls, Ontario

Dear Mr. Woods,

The following is a summary of the tendering for the Addition and Alterations of The Cardinal Newman Catholic Elementary School.

1. Eight General Contractors, Eight Mechanical SubContractors, Nine Electrical Sub Contractors and Five Masonry SubContractors were Prequalified by the Niagara Catholic District School Board.
2. Eight Prequalified General Contractors picked-up drawings and specifications from the office of the Architect.
3. Drawings and Specifications were on display at the Hamilton, Niagara Construction Associations for sub-trade take-off.
4. A mandatory pre-tender site meeting was held April 28, 2009 at 3:30 pm at the School. Seven of the eight prequalified General Contractors attended along with a number of Mechanical and Electrical Sub-Contractors. The urgency of organization and construction timing was stressed.
5. The Tenders closed May 14, 2009 at 3:00 pm and were opened at 3:15 pm at the Board office.
6. The following are the tenders received from the low to the high, base bid only and excluding G.S.T.
 - i) Kenmore Management Inc. \$ 2,529,000.00
 - ii) Aldor Builders \$ 2,546,800.00



Niagara Catholic District School Board
Cardinal Newman Catholic Elementary School

May 19, 2009
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iii)	Brouwer Construction (1981) Ltd.	\$ 2,570,700.00
iv)	T. R. Hinan Contractors	\$ 2,587,000.00
v)	Merit Contractors Niagara	\$ 2,631,000.00
vi)	Reid & Deleye Contractors Ltd.	\$ 2,697,957.20
vii)	Charter Building Company	Did Not Close
viii)	Martin-Stewart Contracting Ltd.	Formally Declined to Bid (May 04, 2009)

The attached Tender Information Form, Summary of Construction costs factoring in the separate price and the Voluntary Alternate.

We recommend the award of this contract to Kenmore Management Inc. of St. Catharines. The Contract amount to be subject to the Separate Price and the Voluntary Alternate as selected by the Board.

This office has worked with Kenmore Management Inc. on Institutional, and Commercial work for the District School Board of Niagara and the Region, and have found them to be professional, organized and co-operative, both in the office and field, bringing the projects to a successful completions.

Yours very truly,

Venerino V.P. Panici, Architect
VENERINO V. P. PANICI ARCHITECT INC

VVPP/bbb/jr

Enclosure



VENERINO V.P. PANIC
ARCHITECT

Venerino V.P. Panic Architect Inc.
146 James Street, P.O. Box 386
St. Catharines, Ontario L2R 6T7
Tel: (905) 488-6087
Fax: (905) 488-1778

TENDER INFORMATION FORM

Addition and Alterations to
Cardinal Newman Catholic Elementary School
for the



NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD

May 19, 2009

CONTRACTOR	BID BOND	AGREEMENT TO BOND	APPENDIX 'A'	APPENDIX 'B'	APPENDIX 'C'	APPENDIX 'D'	APPENDIX 'E'	STIPULATED PRICE	G.S.T.
Aldor Builders	✓	✓	✓	✓	✓	✓	✓	\$ 2,546,800.00	\$ 127,340.00
Brouwer Construction (1981) Ltd.	✓	✓	✓	✓	✓	✓	✓	\$ 2,570,700.00	\$ 128,535.00
Kenmore Management Inc.	✓	✓	✓	✓	✓	✓	✓	\$ 2,529,000.00	\$ 126,450.00
Merit Contractors Niagara	✓	✓	✓	✓	✓	✓	✓	\$ 2,631,000.00	\$ 131,550.00
Reid & Deleye	✓	✓	✓	✓	✓	✓	✓	\$ 2,697,957.20	\$ 134,897.86
T.R. Hinan Contractors	✓	✓	✓	✓	✓	✓	✓	\$ 2,587,000.00	\$ 129,350.00
Charter Building Company									
Martin-Stewart Contracting Ltd.									
Not Closing									
Formally Declined to Bid (May 04/09)									



CARDINAL NEWMAN CATHOLIC ELEMENTARY SCHOOL

SUMMARY OF CONSTRUCTION COSTS

Showing Voluntary Alternate and Separate Price

	KENMORE MANAGEMENT INC.	ALDOR BUILDERS	BROUWER CONSTRUCTION (1981) LTD.	T. R. HINAN CONTRACTORS	MERIT CONTRACTORS NIAGARA	REID & DELEYE CONTRACTORS LTD.
A) Tender Price (Base Bid)	\$ 2,529,000.00	\$ 2,546,800.00	\$ 2,570,700.00	\$ 2,587,000.00	\$ 2,631,000.00	\$ 2,697,957.20
B) Appendix 'B' Voluntary Alternates Window Finish Duracron Standard Finish inlieu to Specified Finish Duranar XL	(\$10,200.00)	(\$9,000.00)	(\$9,500.00)	No Credit Given	No Credit Given	No Credit Given
C) Appendix 'D' Separate Prices						
Hard surface Children's Play Yard						
Water Absorbing Asphalt Pavement (base bid) plus base	\$ 60,000.00	\$ 78,300.00	\$ 60,000.00	\$ 70,000.00	\$ 69,000.00	\$ 59,311.00
Heavy Duty asphalt Pavement (not base bid) plus base	- \$ 20,000.00	- \$ 33,300.00	- \$ 20,000.00	- \$ 34,000.00	- \$ 31,500.00	- \$ 16,500.00
Difference (Credit)	(\$ 40,000.00)	(\$ 45,000.00)	(\$ 40,000.00)	(\$ 36,000.00)	(\$ 37,500.00)	(\$ 42,811.00)
Tender Price (Base Bid) If Appendix 'B' and 'D' are Accepted The Contract Price will be G.S.T. @ 5%	\$ 2,529,000.00 - (50,200.00) \$ 2,478,800.00 123,940.00 \$ 2,602,740.00 - 84,279.20	\$ 2,546,800.00 - (54,000.00) \$ 2,492,800.00 124,640.00 \$ 2,617,440.00 - 84,755.20	\$ 2,570,700.00 - (49,500.00) \$ 2,521,200.00 126,060.00 \$ 2,647,260.00 - 85,720.80	\$ 2,587,000.00 - (36,000.00) \$ 2,551,000.00 127,550.00 \$ 2,678,550.00 - 86,734.00	\$ 2,631,800.00 - (37,500.00) \$ 2,593,500.00 129,675.00 \$ 2,723,175.00 - 88,179.00	\$ 2,697,957.20 - (42,811.00) \$ 2,655,146.20 132,757.31 \$ 2,787,903.51 - 90,274.97
Minus 68% of G.S.T. The Contract Price	\$ 2,518,460.80	\$ 2,532,684.80	\$ 2,561,539.20	\$ 2,591,816.00	\$ 2,634,996.00	\$ 2,697,628.54