

**Simcoe Street – Phase 2 Paving Contract Award
STAFF REPORT – 2025- 24**

TO: LMCH Board of Directors

FROM: John Krill, Director of Asset Renewal

SUBJECT: Simcoe Street – Phase 2 Paving Contract Award

DATE : June 16, 2025

PURPOSE:

The purpose of this report is to seek approval to award a contract for repaving at the back parking lot off Grey St at the Simcoe site. This recommendation is based on the original program requirements submitted to CMHC for site improvements and common area accessibility. Funds reallocation within the CMHC program is required and will be transferred from the Wharncliffe budget to the Simcoe budget to complete the works.

Board approval is required for this contract award as it exceeds the \$75,000 financial approval limit of LMHC's CEO as set out in "Purchasing Policies and Guidelines".

RECOMMENDATION:

It is Recommended that the LMCH Board of Directors:

- 1) **RECEIVE** this report for information.
- 2) **APPROVE** the award of a \$160,287.46 paving contract to Brantco (excludes HST).
- 3) **APPROVE** the reallocation of \$41,226.46 from the 349 Wharncliffe common area budget (CMHC program approved budget) to the Simcoe St common area budget.
- 4) **AUTHORIZE** LMCH staff to take the necessary steps to give effect to the above recommendations.

BACKGROUND:

The Co-Investment program was approved on November 25, 2021. LMHC in conjunction with the City of London (COL) as guarantor, executed the loan agreement with CMHC for \$40.1m. The funding allocation consists of \$15.5m as a forgivable loan and \$24.6m as a repayable loan, with the City of London guaranteeing \$37,000,000.

LMHC identified several projects to fulfill the program's requirement as identified in the Co-Investment Fund Portfolio Plan that, when fully implemented, would meet the energy

savings, accessibility requirements, and property enhancements required by CMHC to secure the funding.

In 2023, paving at high rises commenced with a focus on accessibility. Properties received either partial or complete asphalt replacement, dependent on the surface conditions and accessibility requirements. At Simcoe, the front parking lot incurred additional costs due to the observed drainage issues that were occurring. Based on the conditions, a new storm drain was added to the project. Additionally, due to the significant amount of concrete reconstruction required at the front entrance to meet accessibility requirements, phase 2 of the back parking lot was placed on hold to ensure funding was available to meet all program requirements.

Having observed existing deteriorating conditions at the Simcoe back parking lot, as documented in **Appendix A** – Simcoe phase 2 repaving was reissued on Bids and Tenders on April 30th, with a tender close of May 27th. A mandatory site walk-through occurred, and 4 of the 6 registered bidders submitted responses.

Scoring for the submissions has been based on a completed tender package denoting relevant experience, schedule, and cost. A summary of the 4 submitted bid responses, showing total project bid cost, is included in Appendix C.

Bid Process:

In consultation with Rimkus Engineering Group, it is our recommendation to award Brantco Construction a contract for repaving at Simcoe as per the scope of work identified in Rimkus Engineering Group's drawings and specifications (Appendix B). LMCH will issue a CCDC2 contract with Brantco Construction Inc. upon board approval.

Below are the highlights of Brantco Construction Inc.'s submission:

- Low bidder
- Start-up availability within 15 days of award, with a 4-week completion (weather permitting)
- Project similarities ranging from \$95,000 to \$300,000
- Completed previous project(s) with Rimkus Engineering Group
- Own asphalt plant
- No current litigations

TENANT IMPACT:

The works will interrupt parking availability for the tenants at Simcoe. Similar to phase 1, a request will be made to Goodwill to allow for overnight parking at their property during the construction. Tenants will be informed of dust, noise, and fumes during the construction with large equipment in the construction area. Pylons/fencing will be in place identifying the construction area(s). There will be no construction on weekends and holidays.

FINANCIAL IMPACT:

An owner's contingency of \$20,000 will be put aside for the works, as experience with past paving projects indicates it is prudent to prepare for unknown soil conditions. No bidder included bonding, and as a result, a \$5,000 bonding fee will be added to the value of the contract at award. Consultant services are estimated at \$7,000, bringing the total value for this project to an estimated \$192,287.46 as outlined below.

Simcoe Common Area Budget (current)	\$ 330,000.00	(1)
- spent to date	\$ (163,939.00)	
- budget allocated (signage/LR)	\$ (15,000.00)	
- remaining budget available	<u>\$ 151,061.00</u>	(2)
Simcoe Paving ph2 required funds:		
- contractor	\$ 160,287.46	
- bonding	\$ 5,000.00	
- consultant (Rimkus)	\$ 7,000.00	
- owner contingency	\$ 20,000.00	
	<u>\$ 192,287.46</u>	(3)
Simcoe Common Area initial budget deficit	\$ (41,226.46)	(2) - (3)
Transfer of funds from 349 Wharncliffe	\$ 41,226.46	(4)
Simcoe Common Area Budget (post transfer)	\$ 371,226.46	(1) + (4)

The works are above the original budget set aside for site improvements at Simcoe, however, due to deteriorating conditions, it is recommended to complete the work by transferring funds from the 349 Wharncliffe budget, as shown in the table above. Due to lounge changes being removed from the program at Wharncliffe, and other items coming in below budget at Wharncliffe, \$186,366.65 in funds are available (see Appendix C).

LEGAL IMPACT / RISK MANAGEMENT:

Due to significant deterioration of the hard surface areas on site, LMCH is potentially at risk if repairs are not made (e.g., the uneven asphalt is a potential trip hazard that should be addressed).

In addition to the owner's contingency of \$20,000, a contractor allowance of \$22,000 is included in the bid value to offset potential subbase remediation due to soft and or contaminated soils. This \$42,000 is adequate for the site based upon experience with similar sites' paving projects.

The submission by Brantco Construction and recommended in this report is compliant with the requirements of the CMHC Program. Nevertheless, LMCH has controls in place as a result of a previous LMCH over-budget paving project, due to unexpected soil conditions, involving both Brantco and Rimkus, to mitigate the financial risk of the Simcoe project:

- Project Managers assigned from both Brantco and Rimkus vetted by LMCH
- Mandatory Rimkus inspection site visits are required in excess of the previous projects' practice
- Phase 1 of Simcoe analysis showed contaminated soil; however, the soil was well packed and did not need to be removed; it is expected that the same conditions will apply to Phase 2, however, in the event this is not the case:
 - The project budget includes testing and inspections (\$15,000) should a bore hole investigation be required.
 - In the base bid, there are allowance items for subbase work and granular replacements covering almost 1/3 of the site.

ATTACHMENTS:

Appendix A – Existing Site Conditions

Appendix B – Drawings

Appendix C – Financials

PREPARED and SUBMITTED BY:	STAFF CONTACT:
John Krill Director of Asset Renewal	Wendy Groves Project Manager, CMHC Program

241 Simcoe St.
Existing Conditions



- Curbs missing and or in poor repair
- Water settling due to uneven pave.
- Areas of asphalt by greenspace to be removed and sodded.



241 Simcoe St.
Existing Conditions

- Fatigue cracking throughout property
- Asphalt deterioration



C:\WORKING FILES\100291777 - LMCH SIMCOE\3 DELIVERABLES\3 BIDDING\ADDENDUM #1\100291777-FA01-241- SIMCOE ST.DWG

SIMCOE STREET

GREY STREET

1 SITE PLAN
A1.1

LEGEND:

NOT IN CONTRACT

CATCH BASIN

DWELLINGS

PAVEMENT REPLACEMENT

YELLOW PAVEMENT MARKINGS

CURB REPLACEMENT

NEW ASPHALT/CONCRETE SIDEWALK TO REPLACE EXISTING SEPARATE PRICE ITEMS

NEW TOPSOIL & SODDING

CONCRETE WORK

TACTILE WARNING PAD

NEW BOLLARD

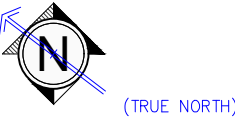
REMOVE METAL POST(S)

TYPICAL NOTES:

- CONTRACTOR TO VERIFY ALL SITE DIMENSIONS AND QUANTITIES PRIOR TO CONSTRUCTION.
- ALL CATCH BASINS TO BE INSPECTED BY CONTRACTOR FOR EROSION, AND CONDITION OF THE RISER PIPES.
- CONTRACTOR TO RESTORE ALL EXISTING LANDSCAPE & SIGNAGE TO SUIT NEW DESIGN AS REQUIRED.

NOTES:

PROJECT NORTH:



4026 MEADOWBROOK DRIVE, SUITE 131
LONDON, ONTARIO, N6L 1C7
EXPERT@RIMKUS.COM
(888) 607-5245 | (519) 652-5985

CERTIFICATE OF AUTHORIZATION: N/A

SEAL:

NO.	ISSUED FOR:	DATE (Y-M-D):
1.	ISSUED FOR BID	2025-04-24
2.	ISSUED FOR ADDENDUM #1	2025-05-09
3.		
4.		
5.		
6.		

PROJECT:
PAVEMENT REMEDIATION PROJECT
241 SIMCOE ST.
LONDON, ON

CLIENT:
LONDON AND MIDDLESEX COMMUNITY HOUSING

TITLE:
SITE PLAN

FOR CLIENT'S SOLE USE PER GOVERNING CONTRACT AND LIMITED TO APPLICABLE PROJECT. NO MODIFICATIONS OR REPRODUCTIONS WITHOUT WRITTEN APPROVAL OF RIMKUS. CONTRACTOR SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.

PROJECT NO.: 100291777

DATE (Y-M-D): 2025-03-27

SCALE: 1/32" = 1'-0"

DESIGNED BY:

DRAWN BY: JG/MM

CHECKED BY: MM/CD

DRAWING NO.:

A1.1R

SHEET NO.: 2 OF 5

Common Area - High Rise Program Financial

			Project Listing In Progress						
Property	Budget	Spent To Date	Signage	Laundry	Accessible Washroom	Paving	Levers & Sensors	EAC	Remaining
Simcoe	\$330,000.00	\$163,939.00	\$10,000.00	\$5,000.00	NA	\$192,287.46	x	\$371,226.46	-\$41,226.46
Baseline	\$301,400.00	\$136,184.30	\$12,000.00	\$5,000.00	Existing	works completed	\$500.00	\$153,684.30	\$147,715.70
McNay	\$302,500.00	\$167,554.43	\$16,000.00	\$6,500.00	\$15,000.00	\$12,000.00	\$500.00	\$217,554.43	\$84,945.57
Dundas	\$302,500.00	\$175,610.57	\$8,000.00	\$5,000.00	NA	works completed	\$500.00	\$189,110.57	\$113,389.43
Walnut	\$330,000.00	\$146,573.00	\$13,000.00	\$7,000.00	\$12,000.00	works completed	\$600.00	\$179,173.00	\$150,827.00
Kent	\$308,000.00	\$288,544.06	\$12,000.00	\$8,000.00	\$15,000.00	works completed	x	\$323,544.06	-\$15,544.06
Wharncliffe - 345	\$330,000.00	\$101,664.34	\$10,000.00	\$5,000.00	Existing	phase 2 under review	x	\$116,664.34	\$213,335.66
Wharncliffe - 349	\$325,600.00	\$124,233.35	\$10,000.00	\$5,000.00	NA	works completed	x	\$139,233.35	\$186,366.65
Status			Tender issued	Works In Progress	Kent RFP issued, remaining under review.	80% of works completed	85% of works completed.		

Simcoe paving includes contractor value, consultant value and \$20,000 owner contingency

* Signage value estimate is for public area signs and does not include individual door number signs

** excluding taxes

Bid Comparison Simcoe Paving

Low bid highlighted in green. Weighted scoring of bid package and interview will determine preferred proponent indicated in row 44.	Brantco	Dufferin	J-AAR	Melrose
Scope of Work	\$ 152,182.00	\$ 222,370.30	\$ 219,357.00	\$ 163,002.78
1.1 separate price for asphalt to asphalt	\$ 3,540.00	\$ 4,284.00	\$ 6,960.00	\$ 6,921.02
Bonding Estimate	\$ 4,565.46	\$ 6,800.00	\$ 6,890.00	\$ 5,100.00
Sub Total	\$ 160,287.46	\$ 233,454.30	\$ 233,207.00	\$ 175,023.80
Grand Total	\$ 181,124.83	\$ 263,803.36	\$ 263,523.91	\$ 197,776.89