

City of Belleville

Report No: DCSD-2024-05

Meeting Date: August 12, 2024



To: Mayor and Members of Council
Department: Community Services Department
Staff Contact: Dean Hustwick, Director Community Services

Subject: Belleville Agricultural Society - New Fairgrounds Project

Recommendation:

"THAT the Request for Proposal submission from Bel-Con Design-Builders Ltd. be accepted for CSD-2024-02 the Design-Build of the new Belleville Agricultural Society building in the revised amount of \$10,505,915.60 plus \$1,365,769.03 HST for a total amount of \$11,871,684.63, this being the most qualified proposal received, and that the Mayor and City Clerk be authorized to sign the Acceptance Agreement on behalf of The Corporation of the City of Belleville and that the City Clerk be authorized to affix the Corporate Seal; and

THAT the 2024 Capital Budget be amended to add Item #24-1.041 Belleville Agricultural Society - Exhibition and Education Building– Additional funding in the amount of \$850,000.00 to be funded from Tax-funded long-term debt."

Strategic Plan Alignment:

Industrial and Commercial Development: Ensure suitable serviced employment lands are available to meet the needs of all potential industrial and commercial investments

Background:

In 2020, negotiations between the City and the Belleville Agricultural Society (BAS) concluded with a Memorandum of Understanding for the relocation of the BAS from its current and long-standing home at the corner of Sidney and Bridge Streets to a new location off Highway #37.

The purpose of this project was to allow the City to redevelop the existing agricultural lands for urban needs while providing the BAS with a new site, outside of the urban core, and a modern building that would position the Society for success for the next fifty years.

The Belleville Agricultural Society – Exhibition and Educational Building capital project was approved in the 2022 Capital budget in the amount of \$20,640,000, contingent on \$8,500,000 in grant funding. An application for a federal Green Inclusive Community Building Program grant was not successful, leaving a remaining budget of \$12,140,000. The Request for Proposals (RFP) that was issued for the building in 2022 was terminated due to submissions received far exceeding the budget.

In 2023, the project was rescoped to be both more affordable to the City and more cost effective to operate for the BAS. In November 2023, the City and the BAS agreed to a 36,400 sq. ft. building.

Financial/Analysis:

In 2024, the City issued a Request for Proposals (RFP) for the new Agricultural Society building.

Open Date:	April 17, 2024
Close Date:	June 13, 2024
Days Open:	57
Addenda:	6
Registered Plan Takers:	43
Completed Submissions:	4

Four (4) Request for Proposal submissions were received and verified for completeness. The total weighted scores of the submissions were ranked to identify the successful Proponent.

Vendor
TaskForce Engineering Inc.
Bel-Con Design-Builders Ltd.
Wemp & Smith Construction Ltd.
Strong Bros. General Contracting Ltd.

The Finance Department (Purchasing) forwarded all qualified submissions to the Evaluation Team for review and evaluation. All submissions were carefully evaluated based on the assessment criteria outlined in the bid document.

ASSESSMENT CRITERIA	WEIGHT (%)
Design Proposal	25
Project Delivery Team	20
Design Delivery Plan	10
Construction Delivery Plan	15
Price Proposal	30
TOTAL	100

The submission by Bel-Con Design-Builders Ltd. received the highest overall score. The submission was over budget, and pursuant to the RFP Document and the Purchasing By-law 2023-183, direct negotiations with the highest ranked Proponent took place in an effort to reduce the price.

Vendor	Original Bid Amount	Revised Bid Amount	HST	Total Bid Amount	Net Cost to City
Bel-Con Design-Builders Ltd.	\$10,539,991.60	\$10,505,915.60	\$1,365,769.03	\$11,871,684.63	\$10,505,915.60

The Estimated remaining budget available after current spending to date, and estimated other costs to complete is as follows:

Budget (Inclusive of Other Revenue) – Issue #22-1.076	\$12,140,000.00
Less: Spending and Commitments to Date	(\$542,261.11)
Less: Estimated Other Costs to complete*	(\$1,941,823.29)
Estimated Remaining Budget for Project (HST excluded)	\$9,655,915.60
Contract Revised Bid amount	\$10,505,915.60
Required Budget Amendment	\$850,000.00
General Ledger Account Number	1-3-4100604-0200 Cost Centre 220070
* <i>Estimated Other costs to complete include, but are not limited to Development Charges, Building Permit fees, contract administration, project management costs, contingency and other related expenses</i>	

To ensure sufficient funds are available to complete the project and award this contract it is recommended that an additional \$850,000 be added to the project budget.

The additional funding of \$850,000.00 would be provided from tax funded long-term debt, resulting in an estimated increase in annual debt payments of \$57,000, representing a tax impact of 0.05%.

Conclusion:

It is recommended that the Request for Proposals submission from Bel-Con Design-Builders Ltd. be accepted for CSD-2024-02 the Design-Build of the new Belleville Agricultural Society building in the revised amount of \$10,505,915.60 plus \$1,365,769.03 HST for a total amount of \$11,871,684.63, this being the most qualified proposal received.

It is also recommended that the 2024 Capital Budget be amended to add Item #24-1.041 Belleville Agricultural Society – Exhibition and Education Building – Additional funding in the amount of \$850,000.00, to be funded from Tax-funded long-term debt."

Approved by:
Dean Hustwick, Director Community Services

Status:
Approved - 07 Aug 2024

Jaclyn Morgan, Purchasing Supervisor
Brandon Ferguson, Director of Finance, Treasurer
Matt MacDonald, Director Corporate Services
Rod Bovay, Chief Administrative Officer

Approved - 07 Aug 2024
Approved - 08 Aug 2024
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