

**Municipality Of Chatham-Kent**  
**Community Human Services**  
**Housing Services**

**To:** Mayor and Members of Council  
**From:** Brandon Bechard, Manager Housing Assets, North  
**Date:** August 21, 2018  
**Subject:** Tender Award – Window Replacement at 200 Westcourt Blvd, Wallaceburg

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**Recommendations**

It is recommended that:

1. The Municipality of Chatham-Kent enter into an agreement with the lowest bidder, Heritage Renovations Windows & Doors Ltd for the replacement of 329 windows at 200 Westcourt Blvd, Wallaceburg, under Contract No. T18-271 at a cost of \$326,903.80 (Including HST).
2. The Mayor and Clerk be authorized to sign the necessary agreement.

**Background**

The complex located at 200 Westcourt Blvd Wallaceburg is a public housing family designated residential town-house complex comprised of 50 two, three & four bedroom units, one office and two sheds that were all built in 1978.

The existing windows have reached the end of their useful lifecycle after 31 years and require replacement due to the failure of the thermal breaks, sealants, and moving components. The replacement windows that were selected incorporate thermal breaks, gas filled insulated glass units, and low E coatings, which will help to reduce energy costs. The anticipated lifecycle of the new windows is estimated at 30 plus years.

**Comments**

Tender T18-271 for Window Replacement at 200 Westcourt Blvd., Wallaceburg was issued on July 18, 2018 with August 16, 2018 as the closing date.

The Results are as follows:

| <b>Project: T18-271 – Window Replacement</b> |  |                                  |
|--|--|----------------------------------|
| <b>Rank</b>                                  | <b>Company Name</b>                      | <b>Amount (including H.S.T.)</b> |
| 1.   | Heritage Renovations Windows & Doors Ltd | \$326,903.80                     |
| 2.   | Jass Construction                        | \$378,922.90                     |
| 3.   | Regal Aluminum Windows & Doors Inc.      | \$384,109.60                     |

In accordance with the 2017 Building Condition Assessment (BCA) & Reserve Fund Forecast (RFF) for Housing Services, the estimated cost for window replacement at 200 Westcourt Blvd, Wallaceburg is \$361,600 (including HST).

### **Areas of Strategic Focus and Critical Success Factors**

The recommendations in this report support the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendations in this report support the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

- Has the potential to support all areas of strategic focus & critical success factors
- Neutral issues (does not support negatively or positively)

### **Consultation**

During the preparation of this report, the following have been consulted:

- Director, Housing Services
- Manager, Housing Assets South, Housing Services
- IRC Group Inc. - Building Condition Assessment Report
- Purchasing Officer

The consulted parties support the recommendation in this report.

### **Financial Implications**

The entire cost of this tender contract in the amount of \$326,903.80 (including HST) is being funded from the Chatham-Kent Housing Services public housing lifecycle budget for 2018.

Based on the above information the tender received from Heritage Renovations Windows & Doors Ltd. is in line with projected costs and budget for this project.

Prepared by:

Reviewed by:

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Shelley Wilkins  
Director, Housing Services

Reviewed by:

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April Rietdyk, RN, BScN, MHS, PhD PUBH  
General Manager  
Community Human Services

Consulted and confirmed the content of the consultation section of the report by:

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Jennifer Scherle  
Purchasing Officer

Attachment: None

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