



Subject: Lock 7 Viewing Centre

Report to: Thorold City Council

Recommendations

1. That Request for Tender NO. 602LS3002, respecting the Lock 7 Viewing Centre Refacing, **BE AWARDED** to Niacon Limited, at a contract price of \$30,137.00, including contingency and excluding HST; and;
2. That a purchase agreement **BE AUTHORIZED** with Accu-Lock and Security in the amount of \$13,598.00 excluding HST for the purchase of exterior doors, and,
3. That a purchase agreement **BE AUTHORIZED** with Accu-Lock and Security, for \$6,995.00 excluding HST for the purchase of a security camera, and,
4. That Council **APPROVE** funding in the amount of \$40,511 plus HST from the Municipal Land and Building Reserve for the City's 70% portion of the eligible costs; \$35,511 plus HST, plus the cost of internal staff time, and,
5. That the Mayor and City Clerk **BE AUTHORIZED** to execute the necessary agreements/contracts.

Key Facts

- The purpose of this report is to seek approval of RFQ and Tender awards and approval of the City portion of funding for the Lock 7 Viewing Centre improvements.
- In late 2021/early 2022 Staff identified considerable infrastructure improvements required at the Lock 7 Viewing Centre
- An application was made to the Rural Economic Development Program as noted in CAO 2-2023 to seek grant funding.
- Council approved \$88,000 in the 2023 budget contingent on Grant approval.

Budgetary Status

Funding in the amount of \$88,000 was approved in the 2023 Capital Budget contingent on Grant Approval.

The Rural Economic Development Program has approved a grant for 30% of the eligible costs of the repairs to a maximum of \$23,499.99.

Staff are requesting approval of the additional 70% of eligible costs equalling \$35,511.00 excluding HST plus an additional \$5,000.00 for staff time to be funded from the Municipal Land and Building Reserve.

Analysis

The City of Thorold owns and maintains the Lock 7 Viewing Centre that is a main attraction for tourists visiting the City. In late 2021/early 2022, a number of infrastructure improvements were identified as being required. The exterior doors to the Viewing deck require replacement and a security camera is required for the safety of staff and patrons. The buildings siding has experienced deterioration including; peeling of stucco, exterior paint fading, and cracking along the building face that requires sealing.

City staff submitted an application to the Rural Economic Development Program (see Report # CAO 2-2023) seeking grant funding. In June the City was advised of approval of 30% of eligible costs for the repairs to a maximum of \$23,499.99.

Staff posted a Request for Tender for the siding/stucco repairs in accordance with the City's Procurement Policy, closing on September 7th, 2023.

Two (2) firms submitted their proposals and the submissions were reviewed for errors and omissions. Staff can confirm that they are qualified bidders. The results are summarized below:

- | | | |
|----|----------------------------|--------------|
| 1. | Niacon Limited | \$ 30,137.00 |
| 2. | Stolk Construction Limited | \$ 34,295.83 |

Staff are recommending the tender award to Niacon Limited at a contract price of \$30,137.00, including contingency and excluding HST. The estimated completion date is December 2023.

For the procurement of the exterior doors and the security camera, the City is using purchase by negotiation as per the Procurement Policy. Accu-Lock and Security has been identified as a preferred vendor by the City of Thorold as they have proprietary security systems that are already integrated into the other City buildings. Accu-Lock submitted quotes for the exterior doors in the amount of \$13,598.00 excluding HST and another quote for \$6,995.00 excluding HST for the security camera.

Alternatives Reviewed

N/A

Relationship to Strategic Plan

The Rural Economic Development program enables staff to undertake the necessary improvements at the Lock 7 Viewing Centre. This creates a welcoming environment for tourists and visitors to the City. Staff at the Centre would be in a position to create an engaging environment that would position them to direct people to Thorold's businesses and other amenities contributing to the economic success and prosperity of the City. This is directly aligned with the City's Strategic Plan's goal of business and economic growth.

Other Pertinent Reports

CAO 002-2023 - Application to the Rural Economic Development Program (Appendix 1)

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Recommended by:

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Approved and Submitted by:

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Appendices

Appendix 1 CAO 002-2023 - Application to the Rural Economic Development
Program