

## 1960 Paris Window and Door Replacement – Tender Award

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Type:	Managers' Reports
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Recommended by:	General Manager of Community Development

### Report Summary

This report provides a recommendation regarding the 2024 – 2027 capital plan which includes \$3,000,000 to replace the windows and doors at 1960B Paris Street.

### Resolution

THAT the City of Greater Sudbury approves additional funding of \$1 Million from the Capital General Holding Account Reserve to award the contract SHO24-114 and complete the 1960 Paris Street Windows & Doors project, as outlined in the report entitled “1960 Paris Window and Door Replacement – Tender Award” from the General Manager of Community Development, presented at the City Council meeting on February 18, 2025.

### Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The 1960 Paris Street windows and doors replacement capital project supports Council’s Strategic Plan as it supports the goal to improve access for all citizens, especially vulnerable populations to safe, affordable, attainable and suitable housing options. The project will contribute to the strategic goal of revitalizing and improving existing housing stock and support the Community Energy and Emissions Plan of creating energy efficient buildings.

### Financial Implications

If approved, the project budget will increase from \$3,000,000 to \$4,000,000 with the additional amount of \$1,000,000 to be funded from the Capital General Holding Account Reserve.

### Background

At the December 19, 2023, Finance and Administration Committee meeting, through FA2023-76, and as part of the 2024-2027 Capital Budget, the 1960B Paris Window Replacement project was approved. This project replaces all single pane windows at 1960B Paris Street to new, energy efficient, triple-glazed units with thermally broken frames. Balcony doors will be replaced with insulated, weather-stripped steel doors with

heavy-duty aluminum storm doors. Funded over two (2) years, a total of \$3,000,000 was approved to support upgrades to the entirety of 162 family units at the property. Where 1960 Paris consists of two buildings (1960A and 1960B), this project is a second phase to work completed at 1960A, when 101 units received window and door upgrades in 2018.

Existing windows at 1960B Paris are single pane fixed units, with double sliders and nearing the end of useful life; when repairs are required, the procurement of replacement parts is a challenge. These windows were installed in 1974. Balcony doors are metal-clad uninsulated wood and installed at the same time as the windows. The poor quality of existing windows means that tenants frequently deal with issues of condensation on the windows and frames, often resulting in drywall damage below the windows.

To ensure quality work and fair market costs, Housing Staff worked with consultants to develop and finalize the window and door replacement project tender under contract SHO24-114, which was issued on October 07, 2024. The original estimate to complete this project was \$3 million. The tender closed on November 8, 2024, with 2 bidders: KB Civil Construction Inc \$3,866,111, and Build North Construction \$4,400,000.

The preferred/compliant bid is KB Civil Construction with a total project cost of \$4,000,000, which is \$1,000,000 over the approved capital budget amount of \$3,000,000.

## **Analysis and Options**

The original budget estimate of \$3 million was based on a cost comparison with the replacement of windows and doors at 1960A Paris, which resulted in a project cost of \$900,000. Where 1960B is triple the size and number of windows and doors of 1960A, the estimate for the project was tripled, also allowing for contingency. In the meantime, supply and demand with windows & doors has projected a large price increase over the project estimate. Coupled with supply chain issues, necessary steps/process to access tenant units for repair/replacement has reflected an overall increase in the price.

To proceed with the project, the following options are presented:

**Option 1:** Award the tendered project and proceed with the complete window and door replacement project, utilizing additional funding from the Capital Holding Account Reserve. The revised budget includes a contingency of approximately \$80,000 after engineering and design costs to date. This allows the project to be completed, providing for the repair/replacement all windows & doors at 1960B Paris to be replaced in 2025, based on the tendered pricing received.

**Option 2:** Cancel the existing tender and re-tender with a reduced scope, which would see sections of windows and doors being replaced, up to the approved budget. Based on the design of the building, the windows and doors replacement could be divided into a few sections, or areas, reducing the tender scope to specific priority sections of the building. The remaining sections would have to be retendered in 2025.

## **Conclusion**

Staff are recommending that the 1960B Paris windows and doors replacement project be awarded as tendered and the additional funding required to complete the capital project be funded from the Capital General Holding Account Reserve.

## **Resources Cited**

2024-2027 Capital Budget page 441 of 678

[greatersudbury.ca/city-hall/budget-and-finance/2024-2025-budget/proposed-budget1/proposed-2024-2025-budget/](https://greatersudbury.ca/city-hall/budget-and-finance/2024-2025-budget/proposed-budget1/proposed-2024-2025-budget/)