

THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.
June 20, 2012
Report of the
General Manager

LANDSCAPE RENOVATIONS AND TERMITE CONTROL FOR THORNHILL GREEN

1. RECOMMENDATIONS

It is recommended that:

1. The Board of Directors authorize the award of Tender T 12-22 for the landscape renovations and termite control for Thornhill Green to 1108575 Ontario Ltd. o/a Kon-Strutt Construction in the amount of \$1,098,500 (excluding taxes).
2. The General Manager of Housing York Inc. be authorized to approve and execute on behalf of the Board of Directors of Housing York Inc. the contract and all documents related to the purchase and payment of the services outlined under this tender, in accordance with Housing York Inc.'s Purchasing By-law No. 3-10 Section 18.1.

2. PURPOSE

This report requests the Board of Directors' authorization to award Tender T 12-22 to Kon-Strutt Construction for the landscape renovations and termite control for Thornhill Green. Housing York Inc. (Housing York) Purchasing By-law No. 3-10 Section 18.1 require Board of Directors' authorization to award contracts in excess of \$500,000.

3. BACKGROUND

Thornhill Green history

Thornhill Green is a 101 unit townhouse complex in Thornhill. The complex is built on approximately seven acres of land, one block east of Yonge Street between Centre Street and Highway 407. The townhouse units were constructed in 1966 and acquired by a Co-op Housing Corporation, as part of the Social Housing Program in 1992. In July 2006, a receiver was appointed to operate Thornhill Green under the *Social Housing Reform Act, 2000*. At the same time, the Region entered into a loan agreement to fund capital repairs. The capital repairs required were to be conducted in three phases, the third phase being the landscape renovations and termite control.

In March 2011, Housing York acquired Thornhill Green as a result of a court ordered process to conclude a Receivership. Under the previous ownership, the first two phases of the approved capital repairs were completed. Phase 1 included the roof replacement, window and door caulking, and brick repairs. Phase 2 included interior repairs, mould and asbestos abatement. Phase 3 addresses the termite issue, site drainage and basement water penetration.

Landscape renovations are required

The landscape upgrades are required to improve the overall site drainage, reducing the potential for future termite infestation and addressing existing basement leaks. The site pavement and walkways are in poor condition and present potential tripping hazards. All asphalt walkways will be replaced with concrete walkways minimizing maintenance costs and providing a more durable product. The existing wood retaining walls are in poor condition and will be replaced with pre-cast concrete walls. The project is located in a well established and relatively affluent neighbourhood; the proposed design will improve the curb appeal of this project.

Improved security is recommended and termite treatment through removal of wood is needed

In consultation with York Regional Police, a number of recommendations have been incorporated to improve security. Such recommendations include, but are not limited to, type and location of fencing, location of vegetation, and improved lighting. The proposed design utilizes Crime Prevention Through Environmental Design concepts making the site safer for the tenants and visitors.

Several studies conducted since 2002 confirmed termite infestation at Thornhill Green. To control the termite population, chemical treatment and removal of all wood in contact with earth was recommended. Several termite treatments have been conducted at Thornhill Green; however, they were not fully effective. The most recent termite chemical treatment was conducted in 2008 and temporarily controlled the infestation.

Based on the recommendations of experts, the long term termite control approach is based on treatment and removal of all wood from the site including retaining walls, curbs, fencing, and decks, and replacement with termite proof material.

4. ANALYSIS AND OPTIONS

Landscape renovations and termite control contract to be awarded imminently

The termite infestation has been ongoing at this location for at least 10 years. As the townhouses were built using conventional wood construction, the integrity of this complex could be in jeopardy if the termite control is not addressed in a timely and

comprehensive manner. To meet the weather dependant construction duration of six months, the contractor must start in July 2012.

Communication plan implementation was commenced and is on-going throughout the planned improvements

A communication plan has been developed to ensure the success of this project. A tenant information session was held on July 27, 2011 to inform the tenants of the plans and address their concerns. A written communication was issued in April 2012 reminding the tenants of the upcoming project. Another tenant information session was held June 6, 2012 to provide the tenants with more detailed information as a result of the tender review. Ongoing communication with the tenants will continue throughout the duration of construction.

The challenges to tenants during construction include but are not limited to:

- Termite chemical treatment inside the units
- Temporary access issues into units
- Noise disruption
- Large scale site work requiring attention to resident/visitor safety
- Parking relocation

Housing York is working with the Town of Markham to arrange for alternate parking during construction and will work with the contractor to minimize inconvenience to tenants.

Five bids received for Thornhill Green work

In accordance with Housing York's Purchasing By-law No. 3-10, a public tender was issued by Supplies and Services on April 17, 2012 and closed on May 8, 2012. In accordance with Supplies and Services report, the following is a summary of bid submission.

Fourteen companies picked up the tender and five bids were received; Table 1 lists the proponents that submitted bids.

Table 1
Summary of Bids for Contract T-12-22

Vendor	Bid Amount
Kon-Strutt Construction	\$1,098,500
Cedar Springs	\$1,100,835
Mopal Construction Limited	\$1,134,800
Pacific Paving Ltd.	\$1,140,795
R-Chad General Contracting Inc.	\$1,166,000

It is recommended that 1108575 Ontario Ltd. o/a Kon-Strutt Construction be awarded the contract as it represents the best value to Housing York.

5. FINANCIAL IMPLICATIONS

The approved 2012 Capital budget for this project is \$1,500,000. The recommended award is within the approved budget for the project.

6. LOCAL MUNICIPAL IMPACT

The housing project provides much needed affordable housing in one of the highest demand areas of the Region. Conducting the required repairs will help this project to continue to provide affordable and safe housing to the community.

7. CONCLUSION

The Housing York Purchasing By-law No. 3-10, issued September 2010, requires the Board of Directors' authorization to award contracts in excess of \$500,000.

It is recommended that the Board of Directors approve entering into an agreement with 1108575 Ontario Ltd. o/a Kon-Strutt Construction in the amount of \$1,098,500 (excluding taxes) for the landscape renovations and termite control at Thornhill Green.

For more information on this report, please contact Sylvia Patterson, Assistant General Manager, Housing York Inc. at Ext. 2093.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Sylvia Patterson
Assistant General Manager

Adelina Urbanski
General Manager

June 11, 2012

DK/sv

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