

January 24, 2025

Municipality of Casselman
751, rue St-Jean
P.O. Box 710
Casselman, ON K0A 1M0

Attn: Melodie Sorrell

Email: msorrell@casselman.ca

**Re: 1 Industriel Street, Casselman – Leakage Repairs
Summary of Bids**

Sense's Project No. 23yR093

Dear Melodie,

Bids for the leakage repairs at 1 Industriel Street in Casselman were submitted to the Municipality of Casselman and forwarded to Sense for our review. The bid period closed on January 22 at 2:00pm.

1. DESCRIPTION OF WORK

1.1 Base Bid

The base scope of work includes the following:

- Mobilization, access, site protection (exterior and interior) and access.
- Exterior wall repairs:
 - Mock-ups
 - Repair of all exterior cladding including fibre cement board, corrugated steel panel, aluminum panel and masonry veneer. Repairs generally consisting of cladding removal and reinstatement to facilitate installation of continuous self-adhered vapour permeable air and weather resistive barriers with proper fenestration tie-ins.
- Interior wall repairs:
 - Local drywall repair
 - Local steel stud framing repair
 - Second floor interior vapour barrier installation
- Fenestration repair:
 - Mock-up, shop drawing submittals and testing
 - Window and door leakage repairs consisting of removal and reinstatement of existing windows and doors to facilitate installation of new rough opening self-adhered membrane flashings, replacement of all internal window and door seals and installation of new metal flashing trims and closures.
- Entrance canopy demolition.

The bid documents issued to the contractors identified that the work is to start Spring 2025 and be substantial complete by November 1, 2025.

1.2 Optional Work

In addition to the base scope of work, the bid documents included the following optional items for your consideration:

- Replace masonry veneer in lieu of removing, salvaging and re-instating existing.
- Replace aluminum panel cladding in lieu of removing, salvaging and re-instating existing.
- Replace fibre cement board cladding in lieu of removing, salvaging and re-instating existing.
- Replace cladding light steel framing support in lieu of removing, salvaging and re-instating existing.

2. BIDS

2.1 Base Bid

The contractors' Base Bids ranked as follows:

Rank	Contractor	Base Bid (Taxes Excluded)	Proposed Start Date	Schedule
1	Lor-Issa Construction Inc.	\$ 657,300	April 7, 2025	26-30 weeks
2	Nucon Construction	\$ 709,300	May 2025	26-28 weeks
3	Graebeck Construction Ltd.	\$ 931,593	April 1, 2025	16 weeks

All Base Bids include a Miscellaneous Repairs Allowance and Allowance for Permits of \$50,000 and \$5,000 respectively. The contractors are only paid for the actual work completed under the allowances. As such, the full value of the allowances may not necessarily get invoiced.

2.2 Optional Work

The contractor's optional work items are summarized as follows:

Contractor	Item O1 Price	Item O2 Price	Item O3 Price	Item O4 Price
Lor-Issa Construction Inc.	\$ 0 ¹	\$ 39,000	\$ 33,500	\$ 29,000
Nucon Construction	\$ 5,000	\$ 45,000	\$ 40,000	\$ 26,000
Graebeck Construction Ltd.	\$ 8,500	\$ 26,600	\$ 60,277	\$ 34,125

¹ Lor-Issa Construction has indicated there is no premium for removal and replacement of the masonry veneer.

Including any individual or all optional items does not change the low bidder.



3. DISCUSSION

3.1 Comparison of Bids

We find the Base Bid pricing to be fair and competitive for the work specified. The low bidder for the base scope of work, Lor-Issa Construction, is 7% (\$52,000) lower than the next low bidder and 16% (\$109,000) lower than the average bid price.

The program budget as per our report dated October 7, 2024, was \$866K (excluding taxes); however, our original pricing included additional items that were not carried in the tender, such as “premium for winter work” and “canopy roof repairs and new environmental separation” of \$62K and \$10K, respectively. Excluding these items, our estimated budget of \$794K is comparable to the average bid pricing of \$766K. Based on the similarity of pricing, our opinion is that the scope of work is understood.

3.2 Optional Items

The low bidder has indicated there is no change in price for including Option Item O1 – Masonry Veneer Replacement in lieu of removing, salvaging and re-instating. On that basis we recommend including this optional item and replacing the masonry veneer.

Option Item O4 (premium to replace all exterior fibre cement board siding) was added as an addendum during tender after being flagged by a contractor that there was a risk of not being able to reinstate this type of cladding. We were able to successfully remove and reinstate the fibre cement board siding during the trial repair but noted that top planks were often improperly fastened (not through their “nailing slot” and too close to the edge) which caused some of the panels to locally tear at fastener locations. We suspect this is a localized issue and not widespread; so, we remain of the opinion that full replacement is not likely required. Localized replacement can be managed via the contingency allowance on an as needed basis per the base scope. As a precaution, we recommend carrying the premium for full replacement within the project’s Owner’s Contingency Allowance identified below, in the event that more widespread damage is exposed during removals.

Like Optional Item O4, we still do not foresee the need to fully replace the aluminum panels (Optional Item O2) or the light steel framing supports (Optional Item O3). Localized issues can be dealt with via the base scope contingency allowance. However, as a precaution, we recommend also carrying these premiums for replacement, in the event that removals of these components creates more damage than anticipated.

3.3 Schedule

The two low bidder’s have indicated comparable schedules and start dates of 26-30 weeks and 26-28 weeks; April and May, respectively. We are of the opinion this is a reasonable schedule for the scope of work specified.

3.4 Bonding

Lor-Issa Construction has provided an agreement to bond from a licensed surety company with their bid.



4. PROJECT AWARD AND BUDGET

On the basis of low bid and comparable construction duration between the two low bidders, we recommend the contract be awarded to **Lor-Issa Construction Inc.** We also recommend Optional Item O1 be included in the Contract.

Our recommendation for the total project budget that should be made available for execution of this work is as follows:

Item Description	Price
Base Scope of Work	\$ 657,300.00
Optional Item 1 - Premium to Replace Masonry Veneer	\$ 0.00
<i>Estimated Construction Cost:</i>	\$ 657,300.00
Construction Contingency (total cost of Optional Items O2, O3 and O4)	\$101,500.00
Consulting Fees for Services During Construction	\$106,500.00
<i>Estimated Project Cost Excluding Taxes:</i>	\$865,300.00
HST (13%)	\$112,489.00
Total Project Budget (ROUNDED):	\$978,000.00

We have included a \$101,500 Owner’s Construction Contingency (approximately 15% of the project budget), which reflects the cost should Optional Items O2, O3 and O4 need be included. This contingency also provides the Municipality with flexibility if other unexpected conditions are exposed during removals that need to be addressed as part of this project.

These tenders are valid for a period of 60 days from the date of closing. The tenders expire on March 23, 2025. There is no guarantee that Contractors will be able to hold their pricing beyond this date as the prices and schedules included in these tenders are based on the Contractors’ current and expected work volumes at the time of tender submission.

5. CLOSING

We expect this letter meets your immediate needs. We will follow up to answer any questions or concerns you may have. In the interim, please do not hesitate to call us at the phone numbers below.

Yours truly,
Sense Engineering



Michael Zinoviev, P.Eng.
 Project Associate (613) 898-0888



Bruce Fournier, P.Eng.
 Project Manager (613) 799-9848



Albert Celli, P.Eng.
 Founding Principal (613) 884-4785

cc: Yves Morrissette, Municipality of Casselman; Email: ymorrissette@casselman.ca

