



The Corporation of the City of Cornwall
Regular Meeting of Council
Report

Department: Financial Services
Division: Purchasing
Report Number: 2021-122-Financial Services
Prepared By: Nicole Robertson, Supervisor, Purchasing
Meeting Date: December 13, 2021
Subject: 21-T30 Construction of Affordable Housing Complex (9th & McConnell)

Purpose

To obtain costing for the construction of a mixed-use, multi-residential social/affordable housing complex, to be located at the corner of Ninth Street and McConnell Avenue in Cornwall, Ontario.

Recommendation

That Tender 21-T30 be awarded to Robert J. Bourgon & Associates Limited, from Cornwall, Ontario, at the total bid price of \$18,866,610.08 (net cost to the Corporation - \$16,989,966.74) being the best bid meeting the tender specifications.

Financial Implications

The total budget for this project has been estimated between \$18,000,000 and \$19,000,000.

Through the Social Services Relief Fund (SSRF) Phase 2 funding program, the City of Cornwall has been approved to receive \$2,644,461 to assist with the cost of the construction of a new social / affordable new mixed-use multi residential buildings on a vacant City of Cornwall owned property at Ninth Street and



McConnell Avenue. The Ministry also provided \$1,000,000 in funding through the Canada-Ontario Community Housing Initiative and \$125,000 through the Ontario Priorities Housing Initiative.

An additional municipal contribution of \$1,640,000 (\$1,050,000 from the Social Housing Regeneration reserve, \$340,000 from the Cornwall and Area Housing Corporation – CAHC Capital Reserve, and \$250,000 from the previous sale of bungalows from CAHC), will be allocated to support the construction of this project.

The net amount to borrow for this build is estimated between \$12,500,000 and \$13,500,000. It is anticipated that this amount will be in the form of a loan provided through Canada, Mortgage and Housing Corporation's Co-investment Fund (application is currently in progress).

Strategic Priority Implications

This project aligns with Council's Strategic Plan to grow quality housing stock, including affordable housing.

Background / Discussion

The City of Cornwall was approved to receive \$2,644,461 of SSRF Phase 2 funding and \$1,000,000 in funding through the Canada-Ontario Community Housing Initiative to assist with the construction of a new 77-unit mixed-use, multi-residential building on a vacant City of Cornwall owned property at Ninth Street and McConnell Avenue. This vacant property was selected for this capital project after being identified as an ideal location in the recently published 2020 Social and Housing Services Cornwall and Area Housing Revitalization Plan, due to its proximity to grocery stores, schools, health services, transit routes, and several major employers. Following construction, the new building will become part of the social housing portfolio owned by the Cornwall and Area Housing Corporation (CAHC); to be transferred to the City of Cornwall as part of CAHC's merger with the municipality effective January 1, 2022. This build is considered an expansion of an existing property located at Ninth Street and Marlborough Street.



The following tenders were received and opened by Purchasing Services on November 18, 2021:

Robert J. Bourgon & Associates Limited, Cornwall, Ontario

Bid Price:	\$16,696,115.11
HST:	\$2,170,494.97
Total Bid Price:	\$18,866,610.08

Fred Trottier Construction Ltd., Ottawa, Ontario

Bid Price:	\$17,874,140.07
HST:	\$2,323,638.21
Total Bid Price:	\$20,197,778.28

Corebuild Construction Limited, North York, Ontario

Bid Price:	\$19,681,579.00
HST:	\$2,558,605.27
Total Bid Price:	\$22,240,184.27

Document Title:	Tender 21-T30 Construction of Affordable Housing Complex - 2021-122-Financial Services.docx
Attachments:	
Final Approval Date:	Dec 8, 2021

This report and all of its attachments were approved and signed as outlined below:

Mellissa Morgan - Dec 7, 2021 - 11:44 AM

Tracey Bailey - Dec 8, 2021 - 8:55 AM

Maureen Adams - Dec 8, 2021 - 2:41 PM