

# THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

## BY-LAW NO. 12/2022

*Being a By-law to Authorize Execution of a Contract Agreement with Dalren Limited with regard to Contract No. 35P-PRC-2021-C for the Town Park Recreation Centre Expansion Project*

WHEREAS the Municipal Act, 2001, Section 9 provides in part that a Municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE ENACTS AS FOLLOWS:

1. THAT the Mayor and Clerk are hereby authorized to execute on behalf of the Corporation of the Municipality of Port Hope a Contract Agreement with Dalren Limited with the terms and conditions as set out in Appendix "A" attached hereto comprising part of this By-law.
2. THAT the Mayor and Clerk are hereby authorized and directed to sign the said Agreement and any related documentation to carry out the purpose of this By-law,
3. THAT this By-law shall come into force the day it is finally passed.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council this 15<sup>th</sup> day of March, 2022.

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Bob Sanderson, Mayor

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Brian Gilmer, Clerk

**MUNICIPALITY OF PORT HOPE**  
**CONTRACT AGREEMENT**

**THIS AGREEMENT** made this 15<sup>th</sup> day of March, 2022.

***BETWEEN:***

The Corporation of the Municipality of Port Hope hereinafter called the “Owner”,

***-AND-***

Dalren Limited hereinafter called the “Proponent”

**WHEREAS** the Owner has awarded to the Proponent the Proposal for:

**Contract 35P-PRC-2021-C**  
**TOWN PARK RECREATION CENTRE EXPANSION PROJECT**

According to the terms and conditions as set out in Proposal 35P-PRC-2021-C, a copy of which is hereto annexed, which Proposal was accepted by the “Owner” on the:

15<sup>th</sup> day of March, 2022

**THE** Proponent covenants and agrees with the Owner to provide, as more specifically set out in the Proposal Documents and provide such goods/services, labour of all kinds whatsoever as may be necessary for Supplying the said services, as hereinafter specified and in accordance with the conditions and requirements prepared therefore and attached hereto and which are expressly acknowledged and made part of this Proposal.

**IN** witness where of the parties hereto have hereunto set their hand and seals on the above date.

**PROPONENT**

SIGNED, SEALED AND	)	
DELIVERED	)	
	)	By: _____
	)	Position: _____
	)	(I have authority to bind the Company)
	)	
	)	
	)	Witness: _____
	)	(If not under Seal)

)  
)  
) The Corporation of the Municipality of Port  
Hope  
)  
)

\_\_\_\_\_  
Bob Sanderson, Mayor

)  
)  
)

\_\_\_\_\_  
Brian Gilmer, Clerk



February 17, 2022

Mr. Charlie Dickinson  
Purchasing Coordinator  
Municipality of Port Hope

Mr. Dickinson,

Re: Contract No. 35P-PRC-2021-C  
For Town Park Recreation – Senior's Centre Addition  
Revised Pricing Letter

We are pleased to present a revised price of \$4,095,000.00 plus HST (Four Million, Ninety Five Thousand dollars and zero cents) to complete the design & build of the new senior's addition to the existing town park recreation center located at 62 McCaul Street in Port Hope. This proposal is based on the attached updated building and site plan concept drawings with a revised building area of 7,015 SF (651.7 M2). We can also offer an optional price of \$45/m2 to pave the fire route on the west side of the addition with 50mm of HL8 and 40mm of HL3 asphalt. All other items remain unchanged from our original proposal dated January 10, 2022. Our proposal remains qualified & clarified by the following items:

1. The contract is to be a standard CCDC-14 2013 contract with only the previously disclosed supplemental conditions as included in the original RFP.
2. All development costs, permit fees, LC deposits, utility fees are to be paid directly by the municipality and are not included in our contract value.
3. Any significant design changes from what we have presented on our detailed submission drawings, i.e., changes to building shape, size, parking lot changes or upgrades to key building components or systems will have cost implications and need to be negotiated prior to being agreed to.
4. We have included to manage the building permit submission process and co-ordinate with the plans examiner as required to achieve a complete permit.
5. We understand that the municipality will be handling any SPA submissions in house. Our role will be to provide an initial submission package, consisting of SW management report, grading and servicing drawings, building elevations and site plans to the MPH for their use. We have also included to respond to one round of comments. Additional work beyond this may result in additional costs depending on scope.
6. Our pricing includes the complete removal of all existing fill materials within the addition footprint, down to native and reinstatement with new compacted materials to underside of footing elevations as detailed in the soils report.

**DALREN LIMITED**

8791 Dale Road, Cobourg, Ontario K9A 4J9

Phone: 905-377-1080 Fax: 905-377-1081 E-mail: [dalren@dalren.ca](mailto:dalren@dalren.ca)

**INSTITUTIONAL**

**COMMERCIAL**

**INDUSTRIAL**



7. Our pricing includes for cutting the parking areas down to sub-grade only and proof rolling existing sub-grade. If additional over excavations and reinstalments in the parking area are required, additional costs may be incurred.
8. Our pricing reflects the timelines outlined in our schedule. Should delays to SPA or building permit approval (beyond items we control) result in delays to the on-site construction start, additional costs may be incurred.
9. Our pricing is open for acceptance for 30 days from today.

We have included \$140,000.00 in our overall tender number above for the following cash allowances:

1. Security system and CCTV system
2. Public Address system
3. Hydro service fees or costs from Elexicon
4. All project millwork
5. Testing and inspection services for the project
6. Supply of all door hardware

Should you have any questions with this please do not hesitate to contact me.

Regards,

Matt James  
Dalren Limited  
Tel: 905 377 1080 ext. 104  
matt@dalren.ca

**DALREN LIMITED**

8791 Dale Road, Cobourg, Ontario K9A 4J9

Phone: 905-377-1080 Fax: 905-377-1081 E-mail: dalren@dalren.ca

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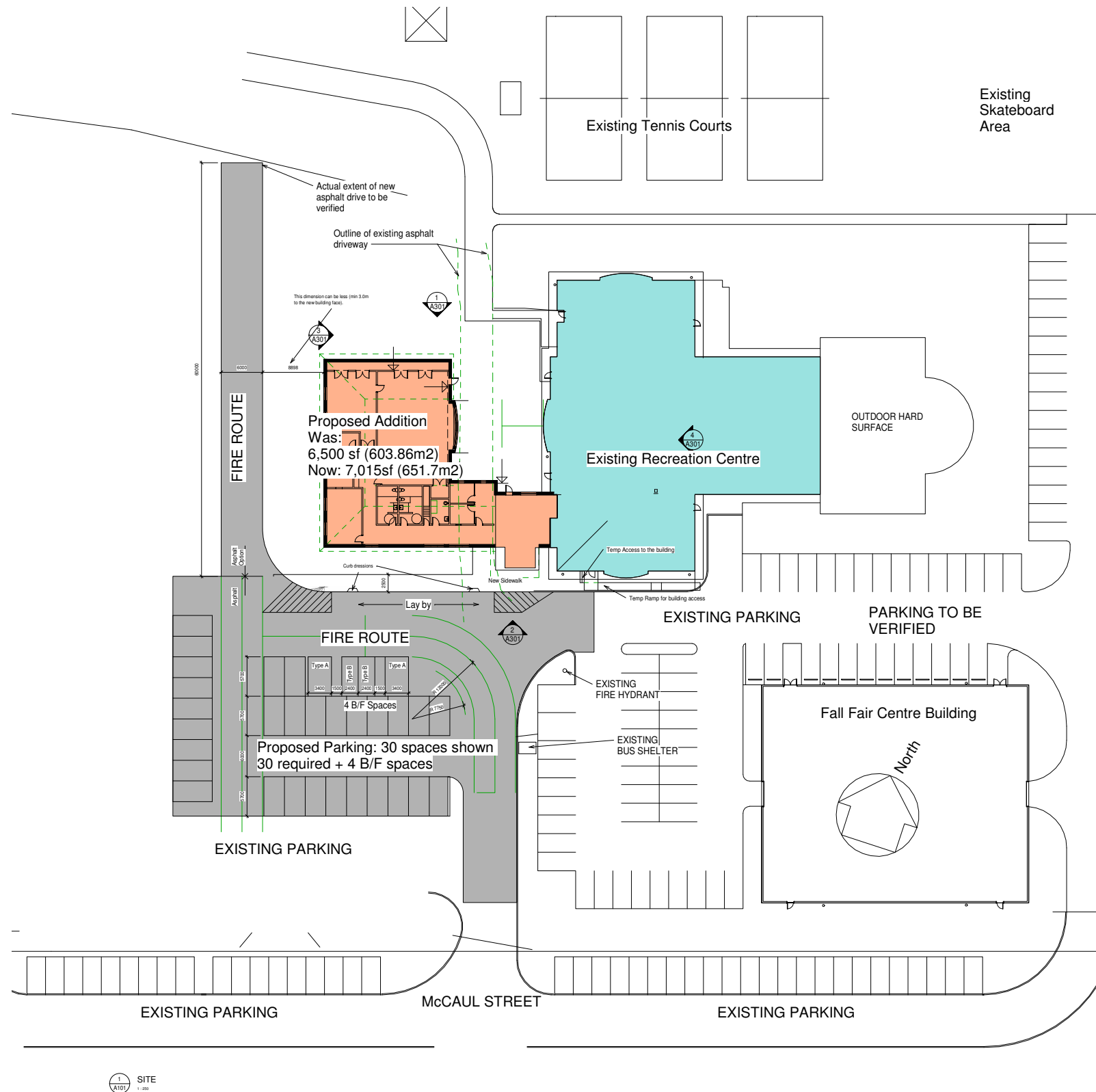
- (1) A building classified as Group A, Division 2 is permitted to conform to Sentence (2) provided,
  - o (a) it is not more than 2 storeys in building height, and
  - o (b) it has a building area not more than the value in Table 3.2.2.25.

No. of Storeys	Maximum Area, m <sup>2</sup>		
	Facing 1 Street	Facing 2 Streets	Facing 3 Streets
1	1 600	2 000	2 400
2	800	1 000	1 200
Column 1	2	3	4

- [illegible]

Parking: Community Centre= 1/10m2 Net Floor Area. (BYLAW)

**Net Floor Area:**  
The aggregate of the floor areas of a building above or below established grade, but excluding car parking areas within the building, stairways, elevator shafts, service or mechanical rooms and penthouses, washrooms, garbage or recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling height of less than 1.8 metres and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public.



**DALREN**  
GENERAL CONTRACTOR  
COBourg, ONTARIO  
Ph: 905-377-1080 Fax: 905-377-1081  
[www.dalren.ca](http://www.dalren.ca)

[illegible]

NO.	REVISIONS	DATE	BY
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The Corporation of the Municipality of  
Port Hope



**B B A**  
BARRY BRYAN  
ASSOCIATES

DESIGN BY:	DATE:
w2	
DRAWN BY:	SCALE:
w2	
CHECKED BY:	DATE:
Checker	
DATE:	
05/01/22	
SCALE:	
1 : 250	
FILE: \\server\Project data\2021\2021	
Proposals\F21-323 Dahlen - Design	
Build - Town Park Recreation -	
Centre\in Centre\Addition\2021	
D:\projects\Centre-03.mxd	

PROJECT NO:	DRAWING NO:
<b>P21-323</b>	<b>A101</b>









N




2 (3D)  
A302

1 No roof View  
A302

DO NOT SCALE THE DRAWINGS  
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**DALREN**  
GENERAL CONTRACTOR  
COBBOURG, ONTARIO  
Ph: 905-377-1080 Fax: 905-377-1081  
www.dalren.ca

NO.	ISSUES	DATE	BY
1	Revised Area for MP Room No 1	Jan 27 2022	BBA
2	Revised User Group Comments	Feb 2 2022	BBA
3	Revised User Group Comments	Feb 4 2022	BBA

NO.	REVISIONS	DATE	BY

PROJECT:


**Town Park Recreation-  
Senior's Centre Addition**

McCaul Street, Port Hope

The Corporation of the Municipality of  
Port Hope

DRAWING:

**Axonometrics**



**B B A**  
BARRY BRYAN  
ASSOCIATES

Architects  
Engineers  
Project Managers

201-250 Water Street  
Whitby Ontario L1N 5G8  
Tel: (905) 696-6352  
Fax: (905) 696-6256  
e-mail: bba@bba-arch.com

DESIGN BY:	DATE:
Designer	
DRAWN BY:	CHECKED BY:
Author	Checker
DATE:	SCALE:
12/23/21	

FILE: \\server\Project Drawings\2021  
Project\Port Hope Senior's Centre - Design  
Build - Town Park Recreation  
Senior's Centre Addition.dwg

DRAWING NO: **A302**

PROJECT NO:

**P21-323**