



Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Report to Council

To: Mayor and Council Members
From: Matt Aldom, Chief Building Official / By-law Enforcement Officer
Date: July 14, 2026
Subject: RFP-02-26 North Kawartha Health Centre Addition – 183 Burleigh Street

Recommendation:

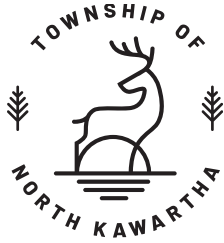
That Council place the proposed addition to the North Kawartha Health Centre indicated in the scope of work for RFP-02-26 on hold until such time as a Building Facilities Review and Building Conditions Assessment (BCA) has been completed and that the immediate capital improvements such as new flooring in the dental office, HVAC alterations and new roofing on the existing building be completed as required.

Background:

In the 2023-2026 Strategic Plan under Infrastructure, an approved action was to initiate a Request for Proposal (RFP) for the North Kawartha Health Centre (NKHC) renovations. In the 2026 Capital Budget \$175,000 was budgeted for an addition and renovations to the NKHC. A further \$25,000 was budgeted for the replacement of the shingles on the roof of the NKHC. On June 8, 2026, RFP-02-26 for the construction of an addition as well as some HVAC alterations to the existing portion of the North Kawartha Health Centre was advertised with a closing date of June 30, 2026. There was also a provisional item within the RFP for the replacement of the roof shingles on the existing building and the addition with Malarkey rubberized asphalt shingles.

Analysis:

The Township received two submissions for RFP-02-26. One submission was received from Beacon Construction (Ontario) Limited in the amount of \$401,880.21 (including HST) and did not include the provisional item of replacement the roof shingles. The other submission was from Rubicon General Contracting Limited in the amount of \$224,346.43 (including HST) and provided additional pricing for the provisional item of replacement of the roof shingles in the amount of \$48,600 (excluding HST). Both of these submissions are significantly higher than the budgeted amount for this project.



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After review and discussion with Shannon Hunter, CAO it is the opinion of staff to place the addition portion of this project on hold. However, staff would like to continue with the HVAC alterations to the existing building, shingle replacement and new flooring in the dental office. These items would be completed by receiving quotes as per the Townships procurement policy and by using funds that have already been budgeted in 2026 for Capital Projects.

Financial Implications:

Repairs/alterations to the existing North Kawartha Health Centre using funds that have already been budgeted in 2026.

Strategic and/or Other Plans:

Infrastructure

1. Ensure that existing infrastructure is sustained prior to expanding and/or investing in new infrastructure, reflective of the Asset Management Plan (AMP)
2. Plan infrastructure development within demographic needs

Environment

2. Protect the human environment

In Consultation with:

Shannon Hunter, Chief Administrative Officer

Edward Hilton, Economic Development Officer

Attachments:

None