



Corporation of the Township of Brock

Staff Report to the Members of Council

From: Wayne Ward
Position: Director Parks, Recreation & Facilities
Title / Subject: Beaverton Harbour Washrooms – Design
Date of Meeting: January 12, 2026
Report No: 2026-PRF-001

1.0 Issue / Origin

The tender for the Beaverton Harbour washrooms has been completed with seven submissions. As per the Procurement Bylaw, staff are required to obtain Council approval when recommending that the award not be given to the highest ranked compliant bidder.

2.0 Background

The 2025 capital budget included \$100,000 for design and soil testing for the Beaverton Harbour washrooms. The tender was posted on the Township procurement website, Bids and Tenders.

3.0 Analysis

The Township received seven submissions for the project:

Name of Vendor	Amount (excluding non-refundable HST)
MXL Engineering & Associates Inc	\$29,000.00
Deltoid Consulting Inc	\$34,400.00
Flexcell Engineering Inc.	\$57,370.00
FABRIK Architects Inc	\$69,750.00
2MK Architects	\$75,000.00
EXP Services Inc.	\$150,100.00
Barry Bryan Associates	\$175,000.00

The tender requires the bidders to provide references for three separate customers to show they have experience with projects of similar size and scope. Staff reviewed the experience provided by the vendors and determined that the two lowest bidders do not have the experience to complete the project successfully. Both MXL Engineering & Associates and Deltoid Consulting Inc. experience is with interior renovations. Neither provided references for experience related to a design for a new building. Staff do not believe these two companies have the appropriate experience required to complete the work requested.

Staff recommend awarding the project to Flexcell Engineering Inc. who recently completed the design for an industrial building in Mount Albert and a subdivision in Kawartha Lakes.

4.0 Related Policies / Procedures

Procurement By-Law, 3148-2022-FI

5.0 Financial / Budget Assessment

The budget for the design and soil testing of the Beaverton Harbour Washrooms is \$100,000. The recommended bid falls within the approved budget.

5.1 Asset Management

The existing washrooms at the Beaverton Harbour are in poor condition and in need of replacement.

6.0 Climate Change Impacts

N/A

7.0 Communications

This report is being published on a public agenda.

8.0 Conclusion

Staff recommend awarding the design and soil testing contract to Flexcell Engineering Inc.

9.0 Recommendation

BE IT RESOLVED THAT Council receive report 2026-PRF-001; and THAT staff be authorized to hire Flexcell Engineering Inc. for a total of \$57,370 plus non-refundable HST.