

THE CORPORATION OF THE TOWN OF GEORGINA

**REPORT NO. OI-2020-0022
FOR THE CONSIDERATION OF
COUNCIL
SEPTEMBER 23, 2020**

**SUBJECT: AWARD OF TENDER OID2020-044 – JULIA MUNRO PARK
CONSTRUCTION**

1. RECOMMENDATION:

- 1. That Council receive Report No. OI-2020-0022 prepared by the Operations and Infrastructure Department, dated September 23, 2020 regarding the Award of Tender for the Julia Munro Park construction;**
- 2. That Council authorize the Award of Contract OID2020-044 to Latitude 67 Ltd. for the construction of Julia Munro Park as Tendered (Construction Option #1), in the amount of \$2,086,466.50, excluding HST, and that Council approve an increase to the Capital Budget of \$274,000.00, funded by development charges, to fund the projected budget shortfall, including an allowance for a 10% construction contingency;**

OR:

- 3. That Council authorize the removal of the permanent washrooms from the Contract (Construction Option #2) resulting in a estimated cost saving of \$275,000 (excluding HST); and that Council authorize the Award of Contract OID2020-044 to Latitude 67 Ltd. for the construction of Julia Munro Park, in the amount of \$1,811,466.50, excluding HST;**

OR:

- 4. That Council authorize the removal or modification of Community Requests and Design Features from the contract (Construction Option #3) resulting in a estimated cost saving of \$262,617.50 (excluding HST); and that Council authorize the Award of Contract OID2020-044 to Latitude 67 Ltd. for the construction of Julia Munro Park, in the amount of \$1,823,849.00 , excluding HST;**
- 5. That Council authorize the Manager of Procurement Services to issue a Purchase Order to Latitude 67 Ltd. for the work to be undertaken, and execute all other necessary documents and Agreements.**

2. PURPOSE:

The purpose of this report is to seek Council approval to award Tender OID2020-044 to Latitude 67 Ltd. for the construction of Julia Munro Park, and to seek Council's approval for the scope of work to be included in the project and all necessary adjustments to the Project budget and contracts.

3. BACKGROUND:

The Julia Munro Park (formerly referred to as the Sutton Community Park) is located on a 5 hectare parcel at the northern limit of the Northwest Sutton Development Area (NWSDA). The park land was conveyed to the Town as part of the planning and development process for the residential and commercial area known as Lakeside Meadows, north of Baseline Road and west of Dalton Road. The construction of the Park is funded 90% from Development Charges and 10% from Capital Reserves.

During the 2018 Capital Budget deliberations, Council approved the funding for the design of Sutton Community Park. Council Resolution RC-2018-0468 approved the award of the design contract to Cosburn Giberson Landscape Architects (CGLA). Subsequently, CGLA was given an extension to their contract for the expanded scope of design work as well as the required contract administration and inspection services for the construction works.

During the 2019 Capital Budget deliberations, Council approved the funding for the construction of Sutton Community Park (Council Resolution No. C-2019-0086) in the amount of \$1.4M.

During the 2020 Capital Budget deliberations, Council approved additional funding for the completion of Sutton Community Park Construction in the amount of \$548,000, and an additional \$283,450 for the design and construction of permanent washroom facilities (Council Resolution No. C-2019-0667). This provided a total project Budget of \$2,231,450.00.

4. ANALYSIS:

Request for Tender OID2020-044 was issued for the Julia Munro Park construction. The Tender was advertised on Bids and Tenders and closed on August 17, 2020. A list of prequalified contactors were invited to submit a bid, to complete the construction of Julia Munro Park. Refer to OID2019-079B Prequalification of Local Community and Neighborhood Parks and Parkettes.

Five (5) submissions were received. The Total Bid Price for the base scope of work, excluding HST, are as follows:

Bidders		Total Bid Price*
1.	Latitude 67 Ltd	\$2,086,466.50
2.	Loc-Pave Construction Limited	\$2,117,966.32
3.	Melfer Construction Inc.	\$2,279,999.00
4.	Rutherford Contracting Ltd.	\$2,375,245.87
5.	Pine Valley Corporation	\$2,707,497.00

*HST not included in Total Bid Price

Staff evaluated the submissions and found Latitude 67 Ltd. to be the lowest bid. References were consulted through the Prequalification OID2019-079B process.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal:

PRIORITY 4: “Deliver Exceptional Service” – Manage our Finances and Assets Proactively

6. FINANCIAL AND BUDGETARY IMPACT:

Option #1 – Fund the Entire Project as Tendered

	Cost of Award	Budget Impact (Incl. 1.76% HST)
Construction of Julia Munro Park	\$2,086,466.50	\$2,123,188.31
10.0% Construction Contingency	\$208,646.65	\$212,318.00
Design Fees (including expanded design scope)	\$108,050.00	\$109,951.68
Contract administration fees	\$58,800.00	\$59,529.60
Total Cost of Work	\$2,461,663.15	\$2,504,988.42
Total Budget Project 20-OI-18 Julia Munro Park Construction		\$2,231,450.00
Net Budget Shortfall		(-\$273,538.42)

Additional funding of \$ \$273,538.42, is required to complete the construction of the Julia Munro Park in its entirety. This amount includes a 10% construction contingency of

\$212,318.83 (including 1.76% HST). A budget increase of \$274,000.00 (value rounded to nearest thousand) is recommended if Option #1 is selected.

This increase in expenditure would be funded from development charges. It should be noted that this will reduce the funding envelope available for future parks, since the development charges collectable are capped based on historic service levels. There may be a need to supplement future growth related parks using tax levy funded reserves.

Alternatively, Council may approve elements of the Tendered work to be removed from the Contract at this time to ensure project is delivered within the approved total budget.

The following chart outlines design features that were added during the design process in response to comments received from the Public and previous direction from Council. All of the items could be deferred to a future date.

Design Elements Added to Scope of Work During the Project				
Item		Cost Savings	Non-Recoverable HST (1.76%)	Total Savings
1	Permanent Washroom (servicing will still be installed) (Feature added, Council Resolution No. C-2019-0086)	\$ 275,000.00	\$ 4,840.00	\$ 279,840.00
Subtotal				\$ 279,840.00
2	Multi-Use Court, includes winter ice-rink function (community request) - remove concrete walls/curbs only	\$ 91,000.00	\$ 1,601.60	\$ 92,601.60
3	Additional trail at back half of site (community request)	\$ 22,100.00	\$ 388.96	\$ 22,488.96
4	Adult Stationary fitness stations (Community Request)	\$ 52,317.50	\$ 920.79	\$ 53,238.29
5	Decorative armourstone retaining walls and walkway features, including spiral mound (added Design feature)	\$ 37,200.00	\$ 654.72	\$ 37,854.72
6	Path lighting (community request) (14 fixtures removed)	\$ 60,000.00	\$ 1,056.00	\$ 61,056.00
Subtotal				\$ 267,239.57

The savings associated with Multi-Use Court are associated with the removal of concrete curbing and drainage systems that would have only been used for preparing a winter ice-skating surface. The same winter ice feature can be provided on grassed areas or, on the court itself, using temporary boarding and a plastic liner similar to other temporary ice rinks.

Option #2 – Defer the Permanent Washroom Structure

	Base Cost of Award	Budget Impact (Incl. 1.76% HST)
Base Tender	\$2,086,466.50	\$2,123,188.31
Estimated Savings	\$275,000.00	\$279,840.00
Revised Total Construction Cost	\$1,811,466.50	\$1,843,348.31
10.0% Construction Contingency	\$181,146.65	\$184,334.83
Design Fees (including expanded design scope)	\$108,050.00	\$109,951.68
Contract Administration fees	\$58,800.00	\$59,529.60
Total Estimated Cost of Work		\$2,197,164.42
Total Budget Project 20-OI-18		\$2,231,450.00
Net Budget Surplus		\$34,285.58

**Option #3 – Construct the Permanent Washroom, and
Defer all Community Requests and Design Features**

	Base Cost of Award	Budget Impact (Incl. 1.76% HST)
Base Tender	\$2,086,466.50	\$2,123,188.31
Estimated Savings	\$262,617.50	\$267,239.57
Revised Total Construction Cost	\$1,823,849.00	\$1,855,984.74
10.0% Construction Contingency	\$182,384.90	\$185,594.87
Design Fees (including expanded design scope)	\$108,050.00	\$109,951.68
Contract Administration fees	\$58,800.00	\$59,529.60
Total Cost of Work		\$2,211,060.89
Total Budget Project 20-OI-18		\$2,231,450.00
Net Budget Surplus		\$20,389.11

Deferral of the permanent washroom (Option #2) will result in estimated savings of \$279,840.00 and a projected budget surplus of \$34,285.58. The park will be serviced with water and sanitary sewers, allowing the permanent washrooms to be constructed in the future if additional funds become available. Portable washrooms surrounded by decorative screens could be provided as a short-term measure (see Appendix A).

Construction of the permanent washroom, and removal of all Community Requests and design features (Option #3) will result in estimated savings of \$267,239.57 and a projected budget surplus of \$20,389.11. The removed features can be constructed in the future if additional funds become available.

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1. Decorative Metal Screens



2. Decorative Wood Screens

3. Perforated Metal Screens

