

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 6, Report No. 8, of the Special Finance, Administration and Audit Committee, which was adopted, as amended, by the Council of the City of Vaughan on June 28, 2016, as follows:

By approving Option 3, as outlined in Communication C9, from the Deputy City Manager, Planning & Growth Management, dated June 27, 2016, at a cost of up to \$300 per square foot.

**6 NORTH MAPLE REGIONAL PARK
PHASE 1 PROCUREMENT PLAN, BUDGET AMENDMENT AND CONSOLIDATION
WARD 1**

The Special Finance, Administration and Audit Committee recommends:

- 1) That recommendations 1, 2, 4 and 5 contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Parks Development, dated June 21, 2016, be approved; and**
- 2) That consideration of recommendation 3 be deferred pending receipt of sufficient additional information regarding detailed costs related to the two options (or any additional options) in respect of the Phase 1 park building.**

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Parks Development in consultation with the Chief Financial Officer & City Treasurer and the Director of Procurement Services, recommend:

1. That approved funding in Capital Project 5987-0-04 – Maple Artificial Turf be consolidated into Capital Project PK-6305-15 – North Maple Regional Park Phase 1 Construction and a capital budget amendment of \$132,000 to PK-6305-15 – North Maple Regional Park Phase 1 Construction be approved with \$82,000 funded from the Sub Divider Contribution Reserve and \$50,000 from an additional funding contribution from the Vaughan Soccer Club;
2. That inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budgets be endorsed as meeting the requirements for sufficient notice pursuant to Section 2(1) (c) of By-Law 394-2002 as amended;
3. That Council provide direction on the level of design and budget envelope desired for the Phase 1 park building based on the two options contained in the report to inform the production of detailed design drawings and tender documents;
4. That staff be authorized to implement a procurement plan for Phase 1 park development as outlined in this report including delegated authority to the Deputy City Manager, Planning & Growth Management to approve award of an RFP for artificial turf to the highest scoring Proponent for inclusion in a subsequent Tender for park construction; and
5. That staff be authorized to issue a Request for Prequalification (RFPQ) of general contractors followed by a Tender to confirm market pricing for construction of Phase 1 park development and report back following closing of the Tender to recommend contract award and budget amendment if required.

Contribution to Sustainability

Advancing Phase 1 park development at North Maple Regional Park (NMRP) supports the priorities previously set by Council in Green Directions Vaughan, specifically:

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- Objective 2.2 To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.
- Objective 2.3 To create a City with sustainable built form.
- Objective 3.1 To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation.
- Objective 4.1 To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

Funding for the completion of Phase 1 development of NMRP is currently spread across multiple approved capital projects and accounts. Staff are proposing that total funding for Phase 1 development be consolidated into capital project PK-6305-15 - North Maple Regional Park Phase 1 Development for ease of project administration and reporting. Capital Project details sheets for these projects are appended as Attachment 1 and 2.

The following table illustrates the consolidation of approved capital project funding and request for capital budget amendment:

Financial Summary -North Maple Regional Park Phase 1 Construction	5987-0-04-Maple Valley Plan Artificial Turf	PK-6305-15-North Maple Regional Park Phase 1
Approved capital budget	\$ 726,923.66	\$5,427,514.00
Consolidate 5987-0-04 with PK-6305-15	(\$726,923.66)	\$ 726,923.66
Revised capital budget	\$ 0.00	\$6,154,437.66
Capital budget amendment – Funding Sources:		
61010.2616-Sub Divider Contribution Reserve - North Maple Regional Park Topsoil Stockpile		\$ 82,000.00
Additional Vaughan Soccer Club Contribution		\$ 50,000.00
Total revised capital budget		\$ 6,286,437.66

The capital budget amendment includes the transfer of \$82,000 from the Sub Divider Contribution Reserve which is to be used to offset costs to haul and spread topsoil to accommodate a facility on the subject lands.

In addition, the Vaughan Soccer Club has provided a written commitment to provide a further financial contribution of \$50,000.00 to the Phase 1 project to cover costs for additional showers/building upgrades specifically suited to meet their club needs. A letter from the Vaughan Soccer Club is appended as Attachment 3.

Communications Plan

Consultation with project stakeholders and local residents is a key component of the Phase 1 park development process. Staff will also continue to coordinate with Corporate Communications to develop promotion and marketing initiatives to raise awareness of NMRP.

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Purpose

The purpose of this report is to seek Council approval on a proposed procurement plan for implementation of Phase 1 development at NMRP and to seek direction on the desired level of design and budget envelope for the Phase 1 park building. A request for budget amendment and consolidation of the various funding sources associated with this project is also included in this report.

Background - Analysis and Options

In November 2015 a contract for consulting services for the NMRP Phase 1 project was awarded to gh3 Inc. to provide scope of services including facility layout, engineering and geotechnical investigations, detailed design and construction documents, tender preparation and construction contract administration.

Following contract award gh3 Inc. initiated a detailed site review, preliminary facility layout options, grading and servicing analysis and discussion with project stakeholders and internal City departments. A Public Open house to receive public comments and feedback on proposed Phase 1 designs was held on April 23, 2016. The meeting was well attended with overall support provided for the project plans. Several images of the NMRP Phase 1 design are appended as Attachment 4.

The detailed design phase of the project is currently in progress and staff and the consultant team are developing detailed project costing. Order of magnitude cost estimates prepared by the consultant team to this point indicate that project costs may exceed available funding based on their previous project experience, however this will ultimately depend on the local market value of the competitive bid process and the preferences of Council related to design based on community input.

Staff have reviewed the cost estimates and are generally comfortable that the order of magnitude costs associated with the conventional aspects of park development such as site preparation, grading, sports fields, pathways, planting, etc. can be completed within budget based on average contract pricing of recent parks development projects. However, staff have identified two key areas of concern that are at risk of putting the Phase 1 project over-budget:

1. Costs associated with supply and delivery of artificial turf from the U.S. are expected to be more costly than anticipated due to the Foreign Exchange Rate.
2. Costs associated with developing a signature park building with creative, sustainable design features have the potential to be significantly higher than anticipated.

Artificial Turf

Artificial turf products used for Canadian sports field development are manufactured and supplied from the USA. Due to fluctuations in the USD to CAD dollar foreign exchange rate, pricing for the manufacture, supply and delivery of artificial turf components could cost up to 20% more than originally anticipated. This is based on the fluctuation of the noon USD to CAD exchange rate for the last 12 months issued by the Bank of Canada.

To better understand market costs associated with the artificial turf component, staff propose undertaking an RFP process to review and select a preferred product to be used as a specification within the park construction tender. The RFP process will allow for a review and evaluation of a range of turf products and will provide bid pricing that can be secured for the completion of the project.

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Signature Park Building

Design concepts prepared for the Phase 1 park building include an iconic timber structure to house changerooms, washrooms, concession area and maintenance/storage areas. The design ideas are fitting for the significance of NMRP and align with the park vision, however, the customization required for this type of park building requires greater level of architectural design and increased construction cost allowances.

Typical park buildings that use more conventional design and construction methodology range in order of magnitude costs of \$200 to \$300 per square foot. The current allowances identified by the consultant team for the NMRP Phase 1 park building are in the range of \$450 to \$500 per square foot, with the extent of details and finishes not yet fully defined.

Before undertaking a comprehensive detailed design effort to develop a signature park building of this caliber, staff are seeking direction from Council on the level of design desired for the Phase 1 park building at NMRP. Staff are reasonably confident that developing a more conventional type of park building can be completed within the approved project budget, however this type of park building may not meet the established vision. Alternatively, proceeding with developing a unique, iconic park building to meet the NMRP vision will add cost to the project. Staff are seeking input from Council in order to provide clear direction to the consulting team.

A decision from Council informed by discussion at the Committee meeting is required on whether to pursue option 1 – a conventional park building design or option 2 - an iconic park building design.

Proposed Procurement Process

The following procurement process is proposed to be undertaken over the next several months to confirm actual project costs by going to the market prior to determining if additional funding or reductions to the scope of work is required:

Step 1 – issue a Request for Proposals (RFP) to review and select a preferred artificial turf product to be used as a specification within the park construction tender, including costs

Step 2 – issue a Request for Pre-Qualification (RFPQ) to establish a list of experienced general contractors who are interested, qualified and available to undertake this project within the identified project schedule

Step 3 – issue a Request for Tender (RFT) to select a low-bid general contractor for park construction

Step 1 – Request For Proposals (RFP) for Artificial Turf	
Purpose:	The RFP for Artificial Turf is a competitive process that will allow for thorough review and consideration of product specifications, quality and durability, lifecycle and cost evaluations and experience and capacity evaluation of all the various artificial turf product suppliers. This process will also include a review of a relatively new alternative product for artificial turf in-fill called TPE compared to the current standard of using Recycled Rubber Crumb.

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Outcomes:	The RFP will provide the City with a preferred product specification for artificial turf field carpet, foundation layers and in-fill material along with confirmed costs for the supply and delivery of materials which will be included in the park construction tender. It is proposed that delegated authority be given to the Deputy City Manager, Planning & Growth Management to award the RFP for artificial turf to the highest scoring Proponent for inclusion in the RFT provided that costs are consistent with the order of magnitude estimate for this component of the project.
Timing:	July-August 2016

Step 2 – Request For Pre-Qualification (RFPQ) of General Contractors	
Purpose:	The RFPQ process uses construction industry standard format such as Canadian Construction Documents Committee CCDC 11 and requires general contractors to have the experience and proven capability of delivering large capital projects of similar size and scope of NMRP including experience in key aspects of the project such as grading and servicing, building and facility development, and sports field construction (artificial turf, lighting, fencing).
Outcomes:	The RFPQ process will provide a short-list of qualified general contractors who will be approved to submit bids on the RFT stage of the project.
Timing:	July-August 2016

Step 3 – Request For Tender (RFT) for Park Construction	
Purpose:	The RFT process will allow pre-qualified contractors to bid on the park construction component of the project.
Outcomes:	Bids received during the RFT process will confirm market costs and whether or not there is sufficient approved funding for completion of the Phase 1 project. Through this process it is intended to award the contract to the lowest compliant bidder, provided the bid amount is within budget, or alternatively award a contract based on a reduced scope of work or with a budget amendment approved by Council.
Timing:	September-November 2016

Should costs identified through this process be considered unreasonable or exceed the City's expectations for this project, the procurement documents will be structured in such a manner that the City may cancel and/or reduce scope if necessary. Upon completion of the procurement process it will be known whether or not the project is within budget or if additional funding is required through a budget amendment.

Alternatively, should Council wish to continue the Phase 1 project within the current approved budget, staff can review options for reducing scope of work at this stage of the project prior to undertaking a procurement process.

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Timing and Next Steps

The following schedule is proposed for completion of the NMRP Phase 1 project:

- RFP for Artificial Turf (July-August 2016)
- RFPQ (July-August 2016)
- RFT (September-October 2016)
- Contract Award for park construction (November 2016)
- Ground-breaking (December 2016-January 2017)
- Construction (January 2017-June 2018)
- Ribbon-cutting and park open for public use (July 2018)

Relationship to Term of Council Service Excellence Strategy Map (2016-2018)

Completion of NMRP Phase 1 project is identified as a Corporate Strategic Initiative. This report is consistent with the priorities established in the updated Term of Council Service Excellence Strategy Map, specifically:

- Invest, renew and manage infrastructure and assets
- Support and promote arts, culture, heritage and sports in the community

Regional Implications

Implementation of the NMRP plan will require York Region involvement and approval related to the location of the proposed driveway entrance along Keele Street, as well as input and approvals associated with site servicing.

Conclusion

The design of the NMRP Phase 1 project is currently in progress and a procurement plan is required to ensure timely delivery of this project. Order of magnitude cost estimates prepared by the consultant indicate several areas of potential risk for the project to exceed approved budget, including the supply and delivery of the artificial turf components and for developing the signature park building with a custom, iconic design. Staff are seeking Council direction on the level of design and budget envelope for the park building and approval to undertake a procurement plan to identify market costs for implementation of this project. This report also requests a budget amendment and consolidation for ease of project administration and tracking.

Attachments

1. Copy of approved Capital Project PK-6305-15 detail sheet
2. Copy of approved Capital Project 5987-0-04 detail sheet
3. Letter of commitment from Vaughan Soccer Club dated May 5, 2016
4. Images of Phase 1 design

Report prepared by

Jamie Bronsema, Director of Parks Development, Ext. 8858

Melanie Morris, Manager of Parks Development & Construction, Ext. 8058

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)