



**CW(WS)CMTEE
COMMUNICATION**

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Date: Apr 10/17 ITEM NO. 1

DATE: APRIL 7, 2017

TO: HONOURABLE, MAURIZIO BEVILACQUA, MAYOR & MEMBERS OF COUNCIL

**FROM: JOHN MACKENZIE – DEPUTY CITY MANAGER, PLANNING & GROWTH MANAGEMENT
JAMIE BRONSEMA – DIRECTOR OF PARKS DEVELOPMENT**

SUBJECT: COMMUNICATION – COMMITTEE OF THE WHOLE WORKING SESSION MEETING – APRIL 10, 2017

REPORT NO. 15, ITEM 1, COMMITTEE OF THE WHOLE WORKING SESSION– APRIL 10, 2017

**NORTH MAPLE REGIONAL PARK UPDATE AND AWARD OF TENDER
T17-039 – PHASE 1 PARK DEVELOPMENT WARD 1**

Recommendation

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

1. That the contract for Part A of Tender T17-039 for North Maple Regional Park Phase 1 construction of two artificial turf fields, roadway, parking and associated works be awarded to Gateman Milloy Inc. in the amount of \$5,906,113.21, plus applicable taxes;
2. That the contract for Part B of Tender T17-039 North Maple Regional Park Phase 1 construction of the park building, sanitary and water servicing and associated works be held for further consideration as outlined in this report and in consideration of potential impacts to the building location, design and servicing requirements arising from partnership proposals;
3. That a contingency allowance in the amount of \$590,611.32 plus applicable taxes be approved, within which the Director of Parks Development, or his designate is authorized to approve amendments to the contract;
4. That a budget amendment to Capital Project PK-6305-15 North Maple Regional Park Phase 1 Construction in the amount of \$700,000 be approved and funded from City-wide Park Development Charges;
5. That the amounts identified in the above recommendations, including all contingency allowances, applicable taxes and administration recovery be funded from Capital Project PK-6305-15 North Maple Regional Park Phase 1 Construction;
6. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified above is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002 as amended; and

7. That the Mayor and City Clerk be authorized to sign the appropriate documents.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

Economic Impact

Capital Project PK-6305-15 North Maple Regional Park Phase 1 Construction was approved as part of the 2015 budget process and has a total current budget of \$6,286,438. This amount includes a \$200,000 contribution from the Vaughan Soccer Club towards construction of the park building.

Based on the results of Tender T17-039, a capital budget amendment of \$700,000 is required to PK-6305-15 to award Part A for the construction of two artificial turf fields, roadway, parking and associated works. This work is proposed to be funded 100% from the City-wide Park Development Charges Reserve. Closure of several other parks development capital projects where residual amounts were present after work was completed to the satisfaction of the City will return funding to the Parks Development Charges Reserve to help offset the additional funds required. The revised funding mix in the capital project will be 67% Development Charges, 33% non-DC funding, which meets the minimum 10% source from non-DC funds.

Financial Summary PK-6305-15 (North Maple Regional Park Phase 1-Construction)	
Tender Cost T17-039 (excluding HST) Part A	\$5,906,113.21
Add: Contingency (10%)	\$590,611.32
Add: HST (1.76%)*	NA
Add: 3% administration recovery	\$194,901.74
Net Total Costs (Part A)	\$6,691,626.27
PK-6305-15 Budget	\$6,286,438.00
Less:	
Commitment of Vaughan soccer contribution for building	\$200,000.00
Other Commitments/Expenses to Date	\$90,878.00
Current Funds Available	\$5,995,560.00
Less: Net Total Cost (Part A)	\$6,691,626.27
Budget Shortfall	-\$696,066.27
Funding Source: City-wide Park Development Charges	\$700,000.00
Residual balance	\$3,933.73

*Permitting parks receive a full HST rebate and therefore HST is not included in capital project.

This project is considered moderately high in complexity with a scope that is clearly defined. In accordance with the Contingency Matrix (identified in Appendix 1 of the Capital Project Finance Administration and Reporting Policy), and due to the scale of the project and some unknowns, a contingency allowance of 10% has been identified as an appropriate amount to address any unforeseen work in completing the scope of the project.

Expenses or commitments to date include site preparation works for the Phase 1 work area required to secure required project permits (works are currently in progress), and installation of a park sign along Keele Street.

Communications Plan

Consultation with project stakeholders and local residents is a key component of the Phase 1 park development process. Staff will continue to coordinate with Corporate Communications to develop promotion and marketing initiatives to raise awareness of NMRP. Prior to construction local residents will be informed of commencement of Phase 1 works and the timing and expected duration of the project which is planned to begin June 2017 and be substantially complete by Q3 2018.

Due to their financial contribution towards the park building, Staff discussed with the Vaughan Soccer Club (VSC) the proposed approach of awarding Part A for the construction of the fields, roadway and parking. Staff also discussed with VSC holding off on Part B for the park building while partnership opportunities are explored since the outcome of discussions could impact the location of the building and associated services. VSC was supportive of this approach and indicated that the use of temporary facilities could be an interim solution for providing washroom and changeroom services to the sports fields until a permanent building is constructed. Staff will continue to communicate with VSC as the project progresses to make appropriate arrangements.

Prior to construction, a ground-breaking ceremony for Mayor and Members of Council is proposed to take place to commemorate the start of this highly anticipated Term of Council Service Excellence priority project. Details of this event will be coordinated following Council approval of the contract award.

Purpose

The purpose of this report is to seek Council approval to award the contract for Part A of T17-039 North Maple Regional Park-Phase 1 park development to Gateman Milloy Inc. and to update Council on communications related to this planned Term of Council Priority project.

Background - Analysis and Options

In June 2016 Council authorized staff to implement a three-stage procurement plan for Phase 1 park development at North Maple Regional Park which includes a Request for Prequalification (RFPQ) for General Contractors, RFPQ for Artificial Turf Fields, and Tender for Park Construction. The purpose of undertaking a procurement process of

this nature was to confirm actual project costs by going to the market prior to determining if additional funding or reductions to scope of work is required.

RFPQ16-296 for General Contractors

RFPQ16-296 was issued on December 7, 2016 and closed January 9, 2017. Two (2) addendum were issued to clarify questions received from bidders, provide additional information and to extend the closing date. A total of twenty-eight (28) Plan Takers downloaded or picked up the RFPQ documents and seven (7) submissions were received, with three (3) submissions determined to be non-compliant.

An Evaluation Team comprised of staff from Parks Development, Parks Operations and the consultant reviewed the RFPQ submissions. The evaluation process consisted of two phases of scoring including evaluation of submissions and the completion of reference checks. A combined score of 75 points was stipulated in the RFPQ document as the threshold for pre-qualification of General Contractors.

Upon completion of the evaluation process, a total of two (2) General Contractors pre-qualified to bid on T17-039 including Gateman Milloy Inc. and Rutherford Contractors Ltd.

RFPQ16-501 for Artificial Turf

RFPQ16-501 Selection of Turf Vendor to Supply and Install two (2) FIFA 1 Star or Quality Artificial Turf Surfaces at North Maple Regional Park Phase 1 was advertised on City of Vaughan Bidding Website-Vaughan Bids & Tenders, Biddingo, and Ontario Public Buyers Association's Website on December 22, 2016 and closed on January 13, 2017. One (1) addendum was issued to respond to the questions received. A total of 10 Plan Takers registered for this RFPQ, and three (3) compliant submissions were received.

An Evaluation Committee comprised of staff from Parks Operations and Parks Development, along with the City's consultant provided evaluations based upon RFPQ criteria.

Upon completion of the evaluation process, the highest scoring Proponent was Centaur Products Inc. and the specifications of their submission were incorporated into T17-039 in accordance with the terms of the RFPQ.

T17-039 NMRP Phase 1 Construction

Following the RFPQ16-296 process, Tender T17-039 was made available to pre-qualified contractors on March 2, 2017. A mandatory bidders meeting was held on March 6, 2017 with representatives from both of the pre-qualified contractors in attendance. A total of six (6) addendum were issued to clarify questions received from bidders, provide additional information and to extend the closing deadline to April 3, 2017.

Two (2) compliant bids were received from the pre-qualified contractors as follows:

CONTRACTOR	PART A	PART B	TOTAL EXCLUDING H.S.T.
Gateman Milloy Inc.	\$5,906,113.21	\$2,833,741.50	\$8,739,854.71
Rutherford Contractors Ltd.	\$6,264,601.57*	\$2,890,006.60	\$9,154,608.17

* Minor arithmetic corrections

The bid form for T17-039 was structured into two main components to allow the City flexibility to award all or part of each component. The two components include Part A for construction of two artificial turf fields, roadway, parking and associated works and Part B for construction of the park building, sanitary and water servicing and associated works. A summary of the each component is as follows:

Part A – Two Artificial Turf Fields, Roadway, Parking and Associated Works

Construction of Part A components include:

- mobilization and site protection
- site grading, cut and fill
- installation of artificial turf fields, lighting, drainage, foundations, fencing and furnishings
- construction of the roadway, parking and lighting
- installation of electrical servicing and storm water drainage
- installation of site signage and site furnishings
- landscape planting and restoration works

The total bid cost for completion of Part A works is \$5,906,113.21.

A bid analysis completed by City staff and the project consultant determined bid prices to be reflective of industry market costs for the proposed construction works. It should be noted that costs are higher than originally estimated by Staff primarily due to the additional volume of cut and fill required to meet project grading requirements including buffering and additional planting requested during the community consultation process, as well as the requirement to provide a concrete-encased duct bank for the electrical servicing which was not originally anticipated. In addition, costs for the artificial turf component were slightly higher than originally estimated, but through the RFPQ process staff confirmed bid costs for completion of these fields to the specified quality, and with relatively lower maintenance and lifecycle costs, will provide the City good value over the life of the fields and lower future replacement costs. Completion of these works is integral to the overall project and modification or reduction of these works is not proposed.

Accordingly, Staff recommend proceeding with contract award of Part A works based on the low-bid results.

Project timing for Part A works is planned as follows:

- Contract Award (April 2017)
- Ground-breaking (May 2017)
- Construction Start (June 2017)
- Substantial Completion (Q3 2018)

Part B – Park Building, Sanitary and Water Servicing and Associated Works

Construction of Part B components include:

- mobilization and site protection
- site preparation, removals and foundations
- installation of sanitary and water servicing
- building construction, mechanical and electrical systems
- construction of hard-surface seating areas and site furnishings
- landscape planting and restoration works

The total bid cost for completion of Part B works is \$2,833,741.50.

A bid analysis completed by City staff and the project consultant determined bid prices to be higher than anticipated for the building component. In June 2016 Council provided direction on the level of design and budget envelope for the park building at a cost of up to \$300 per square foot. Design plans were prepared according to this level of service. However, several changes were made through the design process including additional space requirements based on Building Code requirements and comments from the Accessibility Advisory Committee. The changes include the provision of as many accessible features as possible including hands-free components and safety features that slightly increased building size and components, and the installation of a shade canopy in order to provide additional space for sun shelter considering the location of the park building within the 200 acre site. Based on a review of bid prices, the approximate cost of the park building is \$400 per square foot, including the cost of additional features described above.

Staff recommend deferring the award of Part B at this time in order to undertake further review of bid prices and to undertake a value-engineering exercise to seek opportunities for lowering the overall cost of the park building and associated works. This review is proposed to occur in parallel with the proposed due diligence work and report back to Council in Q4 2017.

Relationship to Term of Council Service Excellence Strategic Map (2014-2018)

This report is consistent with the priorities established in the updated Term of Council Service Excellence Strategy Map, specifically:

- Continue to cultivate an environmentally sustainable City; and
- Support and promote arts, culture, heritage and sports in the community.

Regional Implications

Implementation of the NMRP plan will require York Region involvement related to the location of the proposed driveway entrance and site servicing connections to infrastructure at Keele Street.

Conclusion

The lowest bidding, pre-qualified contractor is deemed to meet the requirements of the tender. Upon approval of additional funding to be added to Capital Project PK-6305-15 staff recommend that the contract for Part A of Tender T17-039 for North Maple Regional Park Phase 1 construction be awarded to Gateman Milloy Inc. in the amount of \$5,906,113.21 plus applicable taxes, contingency allowance and administration recovery.

Following Council approval, Staff will work with Corporate Communications to publicize the commencement of construction on this important Term of Council Service Excellence priority project.

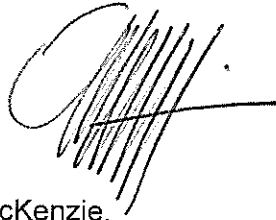
Attachment

1. North Maple Regional Park Phase 1 site plan

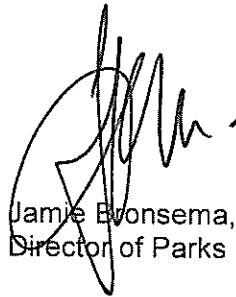
Report prepared by:

Melanie Morris, Manager, Parks Development & Construction, Ext. 8058
Brett Lucyk, Project Manager, Ext. 8099

Respectfully submitted,



John MacKenzie,
Deputy City Manager
Planning & Growth Management



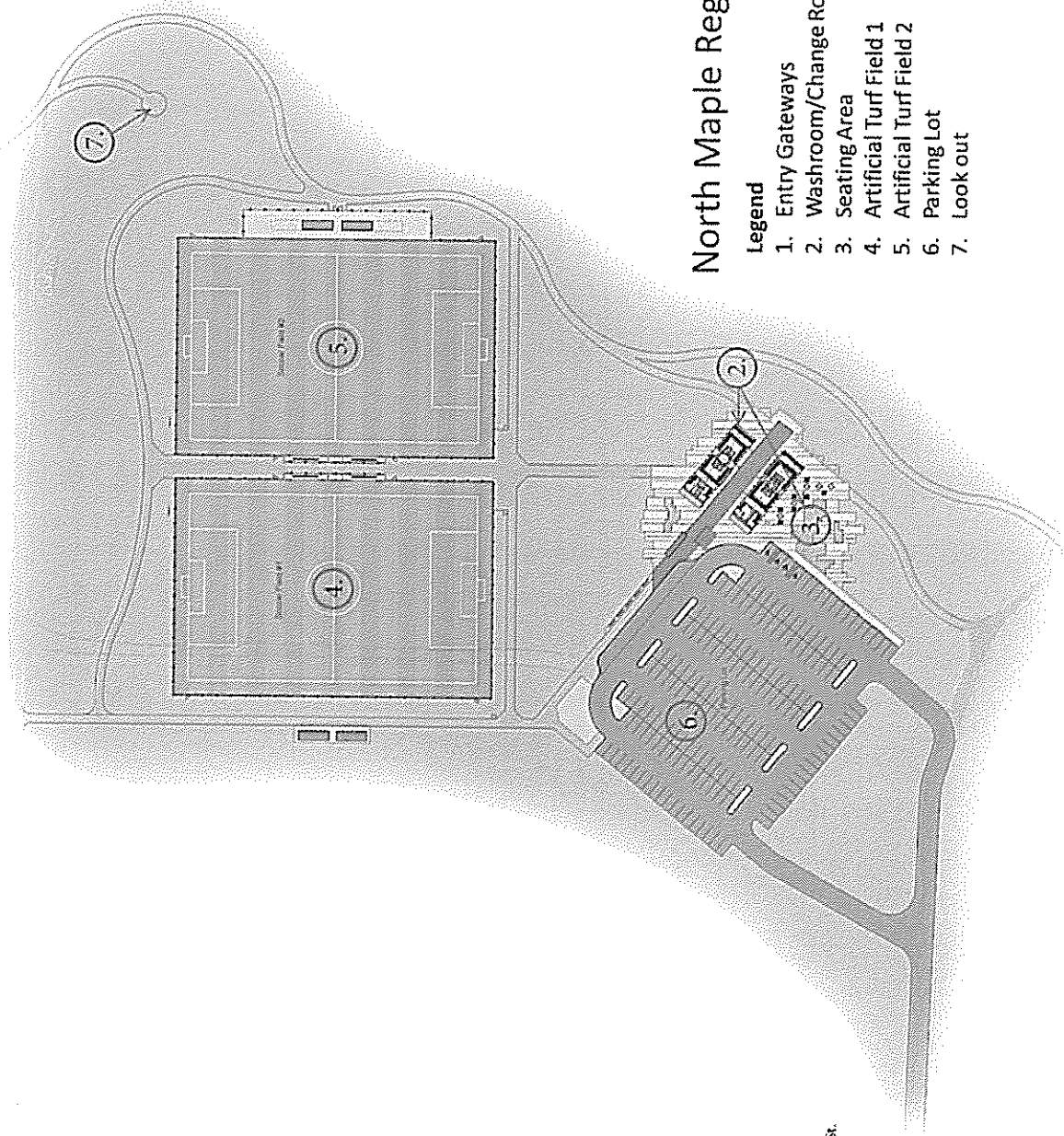
Jamie Bronsema,
Director of Parks Development

Copy to: Daniel Kostopoulos, City Manager
Barbara McEwan, City Clerk

North Maple Regional Park Phase 1

Legend

1. Entry Gateways
2. Washroom/Change Rooms
3. Seating Area
4. Artificial Turf Field 1
5. Artificial Turf Field 2
6. Parking Lot
7. Look out



To Keele St.

