

Corporate Strategic Initiatives Department

TO: Community Services Committee

SUBJECT: Tender: Elgin Park – Roads & Parks Maintenance (RPM) Facility,

Apeldoorn Feature and Playground Contract 12-45

Background: Report No.14-11 (November 28, 2011):

APPROVAL of Elgin Street as the site for the Road and Parks Maintenance Departments' Downtown Maintenance Facility; and Direct the Director of Roads and Parks Maintenance and the Executive Director of Corporate Strategic Initiatives to commence detailed design and report back in the spring of 2012 regarding the final design and timing of construction. (RPM-15-11)

APPROVAL to design and construct Apeldoorn Park on Elgin Street. Authorize the Director of Parks and Recreation to complete the Apeldoorn Park exchange project, as outlined in Option One indicated in Parks and Recreation Department report PR-49-11.

Per Report No. 14-12 to Council Meeting July 3, 2012:

APPROVAL of the site layout and conceptual design for the Roads, Parks & Maintenance Facility, Apeldoorn Feature and Playground. (CSI-14-12)

Discussion:

Tender Close

The Tender closed August 22, 2012 at 2 p.m.

Tender Results

Seven (7) General Contractors attended the mandatory site meeting, however, only three (3) bids were submitted. The bid amounts as read out at the tender opening are as follows:

Bidder	Bid Price* (HST included)		
Gen-Pro	\$960,329.37		
APlus Construction Corp.	\$1,112,355.05		
Porteous-Hardcastle Ltd.	\$1,147,837.05		

Financial Matters:

The approved total budget for this project is \$1,008,000. Based on the bid amounts above the total project costs would range from between \$1,088,706 to \$1,257,562. These amounts are over the approved budget by 8 to 25 percent. The bids did include alternate and separate pricing for select items. Additional comments on this including the impact on the project cost, is included in confidential Appendix A.

Due to the nature of the lump sum bid it is difficult to determine the cost breakdown of the components of proposed works. In general however, overall competition on this tender was less than anticipated with only 3 bids received. Reasons for this could include an overall improvement in the activity level for contractors, scheduling constraints/risk for the required late season/winter construction, as well as potential uncertainty over the soil conditions on the site.

As such it is recommended that the current tender be cancelled and that staff review the scope of the project including the potential to bundle this project with the planned maintenance facility for City View Park scheduled for 2013 construction.

Environmental Matters:

Phase 1 and 2 Environmental Site Assessment (ESA) were undertaken for the site and a Peer review and Summary of Screening Level Risk Assessment (SLRA) prepared including recommendations for site development. These recommendations have been incorporated into the proposed design.

Communication Matters:

Public Consultation

Three public consultation meetings were conducted on the following dates:

- 1. January 17, 2012 City Hall
- 2. February 28, 2012 City Hall
- 3. March 27, 2012 City Hall

The public is anticipating construction on this site to commence this fall. The implications of cancelling this tender will be a delay in construction to the fall of 2013. Staff will communicate this to the public.

Conclusion:

Staff recommend that Tender 12-45 Elgin Park Maintenance Facility, Playground and Apeldoorn Feature be cancelled and that staff review the scope and budget for this project and tender in 2013.

Respectfully submitted,

Jennifer Johnson Coordinator, Project Management 905-335-7600 ext #7358

Appendice	s:	A – Confidential Pricing						
Notifications: (after Council decision)		Name			Mailing or E-mail Address			
Approvals: *required	*Depart	tment C	ity Treasurer	Genera	al Manager	City Manager		
		To be completed by the Clerks Department						
Committee Disposition & Comments								
Council Disposition & Comments	01-Approved	02-Not Approve	d 03-Amended	04-Referred	06-Received & Fi	led 07-Withdrawn		
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