

Municipality of Lakeshore – Report to Council

Operations

Capital Projects



To: Mayor & Members of Council

From: Wayne Ormshaw P. Eng, Division Leader – Capital Projects

Date: May 29, 2023

Subject: Tender Award - St. Clair Shores Park Improvements

Recommendation

Award the Tender for the St. Clair Shores Park Improvements to 1866885 ONT LTD o/a Quality Turf for a total project cost of \$494,461.61 including applicable HST, and approve a total shortfall of \$106,644.25 to be funded from the Parkland Dedication reserve, as presented at the June 13, 2023 Council Meeting.

Background

At the Regular Council meeting of September 12, 2017, Council Approved and adopted the Lakeshore Parks and Recreation Master Plan (LPRMP). Within the LPRMP recommendations were provided for Neighbourhood Park Improvements. As part of this plan St. Clair Shores Park is classified as a Neighbourhood Park and was identified for improvements.

Further, Council approved \$30,000 in the 2021 budget to undertake the visioning and detailed design related to the improvements for St. Clair Shores Park.

As part of the visioning stage, a concept plan (attached Appendix 1 – Bezaire – St. Clair Shores Concept B) was developed by Bezaire and Partners and presented by Administration for approval at the Regular Council meeting of June 14, 2022 Council meeting. Council approved Concept Plan B and directed Administration to proceed with detailed design for the St. Clair Shores Park Improvements in line with Concept B.

Council approved \$250,000 in the 2022 budget to undertake the construction for the St. Clair Shores Park Improvements.

The detailed design for St. Clair Shores Park was awarded to 2MK Architects Inc. (through the RFQ). The design and tender documents were completed in April 2023.

During the design stage 2MK Architects Inc. provided a construction estimate for the improvement. Since the construction estimate was over the 2022 allocated budget, the

tender documents were prepared to include provisional items to allow the municipality the ability to award some or all the work within the allocated budget. Inclusion of provisional items is normal practice within construction contracts to provide options to remove or include such items without penalty, if required.

The following list of items were included as provisional within the tender documents:

- Storm drainage pipe and catch basins;
- New playground equipment and foundations;
- Painting touch up to existing equipment;
- 27 new trees;
- Solar bollard lighting along the trail; and
- New asphalt and line painting to the Basketball Court.

Comments

The RFT for this project was placed on Bids and Tenders on Wednesday, April 19, 2023. Prior to tender closing on Friday May 26, 2023 six (6) compliant bids were received.

The tender amounts received are shown below:

Tenderer	Price (excluding HST)	Price (including applicable HST)
Nevan Construction Inc.	\$799,900.00	\$813,978.24
1866885 ONT LTD o/a Quality Turf **	\$485,909.60	\$494,461.61
Murray Mills Excavating & Trucking (Sarnia) Ltd.	\$909,668.00	\$925,678.16
Tac Group Incorporated	\$722,194.00	\$734,904.61
Quinlan Inc.	\$655,965.00	\$667,509.98
New World Park Solutions Inc.	\$529,860.80	\$539,186.35

****Note:** The removal of the following item can reduce the contract tender price by \$181,091.69 including applicable HST, to reduce the total tender cost (with a reduced scope) to \$322,072.45 including applicable HST:

- New playground equipment and foundations valued at \$ 117,227.52; and
- 27 new trees valued at \$17,858.88.

It should be noted that the new park trees can be added through Lakeshore's tree planting program over time (as per the concept plan). Further, since the playground equipment is in good condition and considered appropriate for this size of park, enhancements and/or expansion can be done through the playground life cycling program (as per the concept plan) in the future when the equipment reaches its end of life.

Administration is satisfied that 1866885 ONT LTD o/a Quality Turf has the required resources and expertise to undertake this project and recommends that Council award the above-noted project to 1866885 ONT LTD o/a Quality Turf with the selected provisional items removed from the scope to remain within budget.

Financial Impacts

A detailed breakdown of the project costs and budget are included below:

St. Clair Shores Park Improvements	Budget	Total Project Cost (excluding HST)	Total Project Cost (including applicable HST)	Difference (over)/under
Visioning, Design, Tender.		\$38,455.00	\$39,131.81	
Contract Administration and Testing During Construction Stage		\$25,000.00	\$25,440.00	
Tender (reduced scope)		\$316,502.01	\$322,072.45	
Visioning, Design, Tender Budget	\$30,000.00			
Construction Budget	\$250,000.00			
Total Cost	\$280,000.00	\$379,957.01	\$386,643.26	(\$106,644.25)

Based on a total project cost of \$386,957.01, including applicable HST, a shortfall of \$106,644.25 is required to complete the project. It is recommended that \$106,644.25 be funded from the Parkland dedication reserve, resulting in a forecasted value of \$201,608 at year-end 2023.

Attachments

Appendix 1 – Bezaire – St. Clair Shores Park Concept B

Report Approval Details

Document Title:	Tender Award - St. Clair Shore Park Improvement.docx
Attachments:	- Appendix 1 - Bezaire - St. Clair Shores Park Concept B.pdf
Final Approval Date:	Jun 7, 2023

This report and all of its attachments were approved and signed as outlined below:

Prepared by Wayne Ormshaw

Submitted by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride