

# Municipality of Lakeshore - Report to Council

## Engineering & Infrastructure Services

### Public Works



**To:** Mayor & Members of Council  
**From:** Jeff Wilson, Manager of Operations  
**Date:** May 29, 2021  
**Subject:** Tender Award – River Ridge Park

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### Recommendation

Approve the total tender amount of \$3,320,734.08 (including non-recoverable HST) and award the River Ridge Park construction tender to Sterling Ridge General Contracting Inc. subject to further negotiations with the successful proponent for up to a 10% contract reduction; and

Authorize up to an additional \$1,103,482.83 to be funded from the 2021 Federal Gas Tax top up allocation; and

Authorize the Mayor and Clerk to execute an agreement with Sterling Ridge General Contracting Ltd., as presented at the June 8, 2021 Council meeting.

### Background

A Parks Masterplan for the Municipality of Lakeshore was completed in 2018 by Bezaire Partners.

Consultation with the community formed the basis for the conceptual layout of River Ridge, which included the basics of a community park. A parking area, washroom building, an internal walkway system for both access and fitness, playground equipment, Wi-Fi connection, a pavilion and a specialized park feature (splash pad) were identified.

Consultation identified considerable demand in the community for pickleball courts so it was decided at the conceptual design stage to include both pickleball courts and a splash pad at River Ridge Park.

Following a period of public consultation and a subsequent report to Council on April 23, 2019 the conceptual plan was adopted.

The park was identified to be constructed in phases to spread the funding over several years. The preliminary budget for the project was prepared in 2018 and Council approved

a total budget of \$2,400,000.00 (including non-recoverable HST) based on phasing through 2019, 2020 and 2021.

Phase 1 of the park was issued for tender in 2019.

During the period of tender, the Federal government announced a grant under the ICIP – Recreation and Culture stream available to all municipalities for large-scale projects including parks. The Municipality canceled the tender for Phase 1 prior to the tender closing date to prepare a grant submission. Unfortunately, the submission was unsuccessful and Lakeshore did not receive funding.

In 2020, the project was deferred due to the pandemic and all phases were combined and scheduled to be tendered in the spring of 2021.

The request for tender for the River Ridge Park was publicly advertised on Bids & Tenders on April 6<sup>th</sup>, 2021 and closed on May 7<sup>th</sup>, 2021.

### Comments

There were four vendors that provided bids. Below is a summary of the submissions received.

<b>Vendor</b>	<b>Total Tender Amount (excluding HST)</b>	<b>Total Tender Amount (including non recoverable HST)</b>
Sterling Ridge General Contracting Inc.	\$3,263,300.00	\$3,320,734.08
Gulf Developments Inc.	\$3,265,446.86	\$3,322,918.72
39 Seven Inc.	\$3,367,059.50	\$3,426,319.75
Vince Ferro Construction Inc.	\$3,588,783.00	\$3,651,945.58

Administration has reviewed all tender documents and has found them to be complete.

### Others Consulted

Bezaire Partners was consulted as part of this project.

### Financial Impacts

The project costs are summarized below:

<b>Project items</b>	<b>Contract Amount (excluding HST)</b>	<b>Contract Amount (incl. non recoverable HST)</b>
Construction Costs	\$3,263,300.00	\$3,320,734.08
Engineering & Consulting	\$179,588.00	\$182,748.75
<b>Total</b>	<b>\$3,442,888.00</b>	<b>\$3,503,482.83</b>
Approved Budget		\$2,400,000.00
Over/Under		(\$1,103,482.83)

Both the Municipality and the Consultant have identified a trend with tender prices running about 30% higher than project estimates. An example was seen in the Bridge Rehabilitation tender results previously presented to Council.

It was also identified that the design of the building, based on the uniqueness, contributed to higher than anticipated costs for the construction of the building.

Included in the amounts above are the following provisional items:

<b>Description of Provisional Items</b>
Exercise station No. 1 (total of 6 stations) including labour equipment and concrete pad
Exterior benches to be constructed adjacent to the washroom facility including labour and material
10 deciduous trees (total of 118 trees)
Pergola at front of site with concrete pad
One pickleball court and associated material including pavement base nets fence.
Parking lot expansion including labour material granular base asphalt pavement marking concrete curb and removals.
Substitute recycled rubber playground safety surface in lieu of virgin rubber playground safety surface specified
<b>Total \$140,375.00 (excluding HST)</b>

The tender was structured to allow flexibility in the contract to remove any or all of the provisional items as well as negotiate with the successful proponent for a further reduction of up to 10% of the tendered amount, without penalty. Should Council wish to remove any of the provisional items, a resolution of Council would be required.

Based on the recommendation, an additional **\$1,103,482.83** will be required to be funded from the Federal Gas Tax top up allocation to be received in 2021.

## Report Approval Details

Document Title:	Tender Award-River Ridge Park.docx
Attachments:	
Final Approval Date:	Jun 3, 2021

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

Krystal Kalbol

Rosanna Pellerito

Kristen Newman

Truper McBride