



## **COMMUNITY PARKS, RECREATION AND CULTURE REPORT CPRC-2018-11**

To: Committee of the Whole Council

Date: August 14<sup>th</sup>, 2018

Subject: Tender Award for Contract T-18-18 – Earthworks, Grading and Stormwater Management of 19850 Woodbine Avenue (Operations Centre Site)

Origin: Community Parks, Recreation and Culture (CPRC) – Facilities Branch

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### **RECOMMENDATIONS**

1. **THAT** Report CPRC-2018-11 dated August 14<sup>th</sup>, 2018 entitled Tender Award for Contract T-18-18 – Earthworks, Grading and Stormwater Management of 19850 Woodbine Avenue (Operations Centre Site) be received; and
2. **THAT** Council approve the pre-qualified compliant low bid received from 152610 Canada Inc. O/A Laurin & Company in the amount of \$1,914,247, excluding taxes for Tender T-18-18; and
3. **THAT** Council approve funding in the amount of \$382,000 to provide a project contingency and funds to complete any provisional items that may be required as included in the tender and as outlined in this report; and
4. **THAT** the General Manager of Community Parks Recreation and Culture be authorized to execute, on behalf of the Town, an agreement with 152610 Canada Inc. O/A Laurin & Company for Contract T-18-18 Earthworks, Grading and Stormwater Management of 19850 Woodbine Avenue (Operations Centre Site); and
5. **THAT** The recommendations and budget presented in this report be ratified at the Council meeting held on August 14<sup>th</sup>, 2018, in order to secure contractual arrangements.

### **PURPOSE**

The purpose of this report is to seek Council's approval to award the project tender for the Earthworks, Grading and Stormwater Management of the new Operations Centre at 19850 Woodbine Avenue.

## **BACKGROUND**

In 2015, Council approved Capital budget project #15-064 for the design and contract administration for a new operations centre located on a 20 acre site at 19850 Woodbine Avenue in an amount not to exceed \$500,000 excluding taxes. Staff released RFP PR 2015-07 for the design and contract administration for the new operations centre. Strasman Architects Incorporated (SAI) was awarded the contract for the design phase in the amount of \$292,801.

Council approved a capital project for the construction of a new municipal operations centre located at 19850 Woodbine Avenue. A total of \$16,500,000 was approved by Council as part of the 2018 capital budget.

### **Prequalified General Contractors for Site Development & Facility Construction**

Staff released RFP PR 2017-07 for the prequalification of general contractors for site development & facility construction on the Operations Centre. The following list of firms were pre-qualified for the construction tender on the Operations Centre:

Aquicon Construction Co.  
BECC Construction Group  
Bondfield Construction Co.  
Buttcon Limited  
Gateman Milloy  
Graham Construction  
Laurin General Contractor  
M.J. Dixon Construction  
Percon Construction

## **ANALYSIS**

### **Phased Approach for the Site Development & Facility Construction**

Given the extended timelines for the Upper York Sewage Solution and the related impact on the projected timing of growth, staff have initiated the process of updating the municipal wide capital program and development charges funding. As part of this process, an updated funding strategy for the construction of the Operations Centre is being developed. As a result, a separate earthworks, grading and stormwater management contract will minimize financial commitments at this time and prepare the area for completion while maintaining a facility construction schedule into 2019/2020.

Civil earthworks, grading and stormwater management are easily separated from a general contract for facility construction. Staff are planning to tender the balance of facility construction in January 2019 in an effort to award a contract for facility construction in spring of 2019. Tendering at the beginning of the calendar year also generally results in preferred pricing.

CPRC staff have worked with the Architectural design team to allow for phased options for the facility construction. Phased options for construction could save up to an estimated +/- \$2M.

**New Electronic Procurement Process Implemented**

Corporate Services procurement staff in partnership with Legal Services and CPRC staff implemented tender process T-18-18 with a new electronic procurement process that improves the efficiency of the tendering process.

**Competitive Procurement Process**

T-18-18 was released on July 13<sup>th</sup>, 2018 which included a site meeting on July 19<sup>th</sup>, 2018. The tender process was executed by the Town’s Purchasing Branch and included a notification to the nine (9) pre-qualified general contractors for this project. Out of nine (9) pre-qualified firms that were invited to tender, there were seven (7) downloads of the documents with one plan taker submitting a “No Bid” notice due to their present workload. The tender closed on Thursday, August 2<sup>nd</sup>, 2018, with the following firms submitting a bid as shown in Table 1.

<b>CONTRACT NO. &amp; DESCRIPTION</b>	<b>CONTRACTOR</b>	<b>BID AMOUNT</b>
<b>Contract T-18-18</b>  Earthworks, Grading & Stormwater Management at 19850 Woodbine Avenue	1. Laurin & Company  2. Percon Construction Inc.  3. Aquicon Construction Ltd.  4. Buttcon Limited	\$1,914,247  \$2,193,851  \$2,217,299  \$2,227,088

**Table 1**

The bids were analyzed and all were found to be responsive and compliant as per the conditions of this tender call.

Based on the above bid results and analysis, it is the recommendation of staff that the following bid be accepted as the lowest compliant pre-qualified bidder for award:

152610 Canada Inc. O/A Laurin & Company at a total bid price of \$1,914,247 excluding HST.

O/A Laurin & Company were pre-qualified with 9 other firms based on the following but not limited to; references, past and previous projects, construction methodology, project management, capabilities of trades and staffing. O/A Laurin & Company has a history of past construction projects including and not limited to Hydro One and Metolinx/GO Transit Operations Facilities, Government of Canada and the Landsdowne Park - Ottawa Facility Build-out project.

**NEED FOR PUBLIC CONSULTATION**

This report is presented to Council in public session.

**FINANCIAL IMPLICATIONS**

Project budget and funding sources have been identified in **Table 2** listed below. All amounts exclude taxes.

**Table 2**

<b>Project Funding Details</b>	
<b>Project Funding Source</b>	<b>Amount</b>
2018 Approved Budget - Project # 18-025	<b>\$16,500,000</b>
<b>Construction Budget Phase 1 Earthworks and Site Service Preparations</b>	
<b>Pre-Construction</b> - (Site Plan, Background Studies and Reports, Permits and Approvals (Lake Simcoe Region Conservation Authority, York Region and Town) <b>Attachment 1</b>	\$250,000
<b>Tendered Costs</b>	\$1,914,247
<b>Contingency and Provisional Items</b>	\$382,000
<b>Total Construction Budget Phase 1</b>	<b>\$2,546,247</b>

Contingency and provisional items are provided for in the event that unforeseen issues are encountered. This would include any geotechnical issues (i.e. soil conditions and any variations in volume quantities required to properly grade the site). Should any such issues be encountered, Council will be advised as part of ongoing status updates provided by staff.

## **ALIGNMENT TO STRATEGIC PLAN**

The recommendations of this report align with the following Strategic Pillar(s):

- #1 Providing quality, affordable programs and services for a safe, accessible and livable community
- #2 Building a complete community that provides healthy places to live, work, play and learn
- #3 A high performance municipal organization committed to service and excellence

## **CONCLUSION**

Staff recommend Council award Tender T-18-18 Earthworks, Grading and Stormwater Management of 19850 Woodbine Avenue (Operations Centre Site) to 152610 Canada Inc. O/A Laurin & Company in the amount of \$1,914,247, excluding taxes, and construction budget phase 1 of \$2,546,247, excluding taxes, as detailed in this report.

## **ATTACHMENTS**

### **1. Pre-construction Documents**

Prepared by:

Reviewed and Recommended by:

*Original Signed by,*

*Original Signed by,*

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Chris Catania, Manager of Municipal Facilities, Community Parks, Recreation and Culture

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Aaron Karmazyn, General Manager  
Community Parks, Recreation and Culture

Approved for Submission by:

*Original Signed by,*

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Thomas R. Webster  
Chief Administrative Officer

## Attachment 1

### **Pre-Construction Documents - (Site Plan, Background Studies and Reports, Permits and Approvals (Lake Simcoe Region Conservation Authority, York Region and Town))**

- Boundary and Topographical Survey
- Wetland Stakeout (Ministry of Natural Resources)
- Modifications to Site Plan Drawing
- Modifications to Facility Elevation Drawings
- Modifications to Facility Cross Section Drawings
- Thinking Green Development Standards Check-list
- Natural Heritage Evaluation and Environmental Impact Study
- Tree Inventory and Preservation Plan
- Vegetation Protection, Enhancement and Restoration Plan
- Modifications to Site Grading Plan
- Modifications to Erosion and Sediment Control Plan
- Modifications to Stormwater Management Plan
- Storm Water Management Plan Pre and Post Condition Analysis and Design (Provincially Significant Wetlands)
- Water Budget and Conservation Study
- Phase 1 Environmental Site Assessment
- Traffic Study
- Modifications to Ontario Building Code Matrix and Accessibility Matrix
- Hydrogeological Evaluation
- Source Water Impact Assessment and Mitigation Plan/Risk Management Plan
- Landscape and Open Space Plan including Planting Plan
- Woodland Preservation and Management Plan
- Modifications to Site Servicing Plan
- Geotechnical Reports
- Soil Composition Analysis and Report
- Modifications to Drainage Plan
- Septic System Report
- Well and Water Analysis
- Existing and Proposed Utility Plans (Woodbine Avenue)
- Roadway Landscape Plans
- Pavement Marking Drawings (Woodbine Avenue)
- Permanent Sign Plans and Above Ground Improvements (Woodbine Avenue)
- Construction Access Details (Woodbine Avenue)
- Site and Roadway Illumination Drawings (Woodbine Avenue)
- Zoning By-Law Amendment including associated reports
- Modifications to Accessory Structure Drawings (Sand and Salt Dome, Cover-All and Greenhouse)