



Report to: General Committee

Meeting Date: June 20, 2022

SUBJECT: 009-T-22 Yonge & Grandview Park - Construction
PREPARED BY: Richard Fournier, Ext 2120
Rosemarie, Patano, Ext. 2990

RECOMMENDATION:

1. THAT the report entitled “009-T-22 Yonge & Grandview Park - Construction” be received; and
2. THAT staff be authorized to award a contract to Quality Property Services, the lowest priced bidder, in the total amount of \$590,483.80 inclusive of HST; and,
3. THAT a contingency in the amount of \$47,238.70 (8%) inclusive of HST established to cover any additional project costs be approved, and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
4. THAT the Urban Design Capital Administration Fee in the amount of \$57,395.03 be approved; and,
5. THAT the award, contingency and capital administration amounts in the total amount of \$695,117.53 (\$590,483.80 + \$47,238.70 + \$57,395.03) be funded from capital project 21023 Yonge & Grandview Park – Construction, GL account 081-5350-21023-005, which has an available budget of \$645,106.00; and,
6. THAT the shortfall of \$50,011.53 (\$645,106.00 - \$695,117.53) be funded from the City-wide Soft Development Charges in the amount of \$45,010.38 (90%) and the Parks Cash-in-Lieu in the amount of \$5,001.15 (10%); and further,
7. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain approval to award the contract 009-T-22 Yonge & Grandview Park - Construction

BACKGROUND:

Yonge & Grandview Park site of 0.29 ha (0.72 ac.) is located on the south side of Grandview Avenue just east of the intersection with Yonge Street.

The scope of work consists of the following: temporary construction fencing, site preparation and grading of site, site servicing, importing of topsoil, planting and sodding, concrete paving, asphalt walkways, site furnishings, playground and a shade structure. The tender specified that the contractor will complete this park by fall 2022

OPTIONS/ DISCUSSION:

The capital budget for this project was approved as part of the 2021 capital budgets. Design works commenced in spring 2021, however, commencement of tendering for the construction of the project was delayed due to developer land transfer issues. There were also financial impact concerns related to the uncertainty surrounding the pandemic.

The pandemic had a significant impact on the prices of commodities and related logistics. The prices of metals such as steel and aluminum, asphalt and concrete and fuel charges are continuing to increase with no certainty of when prices may stabilize.

FINANCIAL CONSIDERATIONS

The award of the contract for Tender 009-T-22, in the amount of \$590,483.80 inclusive of HST, will be awarded to Quality Property Services. The financial breakdown is as follows:

Project	Amount	
Budget Available	\$645,106.00	(A)
Award	\$590,483.80	(B)
Contingency (8%)	\$47,238.70	(C)
Capital Administration Fees	<u>\$57,395.03</u>	(D)
Total Capital Costs	\$695,117.53	(E)=(B)+(C)+(D)
Budget Shortfall	(-\$50,011.53)*	(F) = (A)-(E)

*The shortfall of \$50,011.53 will be funded from the City-wide Soft Development Charges in the amount of \$45,010.38 (90%) and the Parks Cash-in-Lieu in the amount of \$5,001.15 (10%).

The shortfall can be attributed to the following factors:

- Increase in fuel costs related to site preparation, grading, earthwork and drainage. There is substantial grading which results in higher fuel usage.
- Increase in material costs related to the play structure.
- Increase in material costs related to the shade structure.
- Increase in material costs related to the site furniture and signs.

OPERATING BUDGET AND LIFE CYCLE IMPACT

The incremental operating budget impact is estimated at \$2,659 (\$9,170/ha operating impact x 0.29 ha) which will be included in the 2023 Operating budget, subject to Council approval. The Operations Department has reviewed the project and the future maintenance requirements. Future operational requirements for Yonge & Grandview Park - includes grass cutting, litter pick-up, garbage disposal and inspections.

Replacement costs will be included in the Life Cycle Reserve Study at time of park assumption based on updated replacement cost for each amenity.

ENVIRONMENTAL CONSIDERATIONS:

Includes Specification Section 01561 – Environmental Protection is included in the contract documents in order to meet or exceed regulatory environmental procedures during construction:

- Park grading is designed to minimize the amount of import and/or export of soils and Plant materials (i.e., shrubs and trees are non-invasive and many of which are native species).

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Planning & Urban Design and the Finance Department have been consulted in preparation of this report.

RECOMMENDED BY:

Biju Karumanchery
Director, Planning & Urban Design

Arvin Prasad
Commissioner, Development Services

ATTACHMENTS:

None