



Report to: General Committee

Meeting Date: June 20, 2023

SUBJECT:	Tender 058-T-23 Accessibility for Ontarians with a Disability Act (AODA) Playground Refurbishments
PREPARED BY:	Tanya Lewinberg, Ext. 2700 Hassan Madar, Senior Buyer, Ext. 2177

RECOMMENDATION:

1. That the report entitled “Tender 058-T-23 AODA Playground Refurbishments” be received; and,
2. That the contract for Tender 058-T-23 AODA Playground Refurbishments be awarded to the lowest priced bidder, Forest Ridge Landscaping Inc. in the amount of \$1,392,225.93, inclusive of HST; and,
3. That a contingency in the amount of \$69,611.30 inclusive of HST, be established to cover any additional construction costs and that authorization to approve expending of the contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That the estimated costs of \$1,461,837.23 (\$1,392,225.93+ \$69,611.30) be funded from the capital project 23012 AODA Playground Refurbishments, GL account 059-6150-23012-005, which has an available budget of \$990,947.00; and,
5. That the budget shortfall in the amount of \$470,890.23 (\$1,461,837.23 - \$990,947.00) be funded from Facility Ramp up Reserve; and further,
6. 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 Council approval to award the contract 058-T-23 Accessibility for Ontarians with Disabilities Act (AODA) Playground Refurbishments.

BACKGROUND:

AODA Playground Refurbishments is the first phase of Citywide 4-year program to make City playgrounds accessible and AODA compliant. There is currently a backlog of playgrounds which require refurbishment to be AODA compliant. Selection of playgrounds for refurbishment is based on current accessibility status by ward.

Replacement of safety surfacing along with associated elements is to make playgrounds accessible and AODA compliant. This 4-year project -will be addressing playgrounds currently with sand safety surfacing installed since 2015. There are 17 locations in the first year (phase 1) where the play surface will be upgraded to Engineered Wood Fiber (EWF) to be compliant with AODA standards.

PARK LOCATIONS:

1	Springdale Park	45 Norwich Drive
2	Alma Walker Park	31 Wooten Way North
3	Armstrong Park	25 Major Button's Drive
4	Robinson Park	46 Robinson Street
5	Stargell Park	17 Stargell Crescent
6	Amber Glen Park	9 Empire Street
7A	Morgan Park (North-Pool)	11 Parkway Avenue
7B	Morgan Park (South)	11 Parkway Avenue
8	Reesor Park	73 Wooten Way North
9	Risebrough park	97 Risebrough Circuit
10	Armada Park	2401 Denison Street
11	Randall Park (North)	70 Randall Avenue
12	Randall Park (South)	70 Randall Avenue
13	Highgate Park	37 Highgate Drive
14	Middleton Park	49 Risebrough Circuit
15	Van Horne Pond	71 Pond Drive
16	Leitchcroft Park	381 South Park Road
17	Wilclay Park	54 Hillcroft Drive

SCOPE OF WORK:

- Installation of temporary construction and/or tree protection fencing;
- Temporarily store benches or trash receptacles where shown and reinstate at the end of the project, (unless otherwise noted);
- Removal & disposal of existing sand safety surfaces; Salvage and Deliver top 80% to an approved Municipal Site as designated by the City; Remove and dispose of remaining 20% sand to sub-grade level off-site;
- Removal & disposal of existing curbs or paving or sodded areas as shown on the drawings to facilitate the new playground layout;
- Supply and Install any required sub-surface drainage, dry well as detailed and any/all required connections;
- Supply and Install new IPEMA certified engineered wood fibre mulch safety surface;
- Supply and install new concrete entry ramps;
- Supply and install new asphalt/concrete path where shown;
- Supply and install new concrete curbs;
- Supply and install all other landscape features as shown on each park drawings including but not limited to concrete pads (pads provided by City), and Armourstone;
- Finish grading work to tie in surrounding area to the new layout;
- Site and landscape restoration and sod watering including removal of all temporary fencing and 2-cuts of any newly sodded areas;
- Coordination of CSA inspections.

*EWF – engineered wood fiber mulch: ASTM F 2075; containing no bark, leaves, twigs, or foreign or toxic materials; tested for accessibility according to ASTM F 1951, IPEMA certified.

It is anticipated that work will commence following contract award (weather permitting) and be completed by December 1, 2023.

Tender Information (058-T-23)

Bid closed on	May 19, 2023
Number picking up bid document	9
Number responding to bid	6

058-T-23 AODA Playground Refurbishments

Bidder	Bid Price (Inclusive of HST)
Forest Ridge Landscaping Inc.	\$1,392,225.93

*All bids received in response to this Request for Tender exceeded the City's budget.

OPTIONS/ DISCUSSION:

The capital budget for this project was approved as part of the 2023 capital budget process to offset the current deficiency in accessibility of playgrounds within the City-wide Parks and to be AODA compliant. The City Parks are not currently compliant with current AODA standards. The goal is for the City to be accessible to all people including people with disability.

Budget shortfall

The budget shortfall in the amount of \$470,890.23 can be attributed to the fact that the budget estimate did not take into consideration the extent of drainage work that is required for the updated Engineered Wood Fiber (EWF) product now available for playground surfacing.

The budget estimate included \$2,500/location for drainage work, the actual cost is approximately \$30,000/location. There is a requirement of new and greater quantities of perforated pipe required for EWF drainage. Additionally, there is a drainage layer of material required under the whole surface of the play pit, which is covered by landscape fabric to ensure separation from the EWF layer. The considerable amount of additional drainage was realized after consultant award and budget approval.

As part of the original budget and life cycle updates (based on the EWF standards at that time), it was projected that all of the EWF would have to be removed and replaced at 10 years of the play structure's 17-year life adding considerable cost to life cycle. With enhanced drainage details, the manufacturer has indicated that the EWF will not require complete replacement but rather yearly top-up as originally anticipated. The upfront drainage cost will help eliminate the life cycle impact of the EWF removal and replacement at the 10-year interval.

FINANCIAL CONSIDERATIONS

Staff recommend that the budget shortfall in the amount of \$470,890.23 be funded from the Facility Ramp up Reserve.

The future phases (year 2-4) anticipated project costs of \$2.7M, based on this tender, the 2024 capital project request will be submitted for Council approval based upon the updated pricing. Future updates of the Life Cycle Reserve study will be updated based on the pricing from this award for the future phases of this multi-year project.

OPERATING AND LIFE CYCLE BUDGET IMPACT

The incremental operating budget impact is estimated at \$18,159, which will be included in the 2024 Operating budget, subject to Council approval. Operations – Parks has reviewed the project and the future maintenance requirements. The Life Cycle impact of the project will be the cost of replacement of the geo-textile EWF at the time the structure is replaced and 10% of the drainage layer, which is estimated to be \$209,845.07, which will be replaced at the same time as the play equipment. The useful life of the play structure is typically 17 years.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

This project aligns with the City's goal in making City Parks accessible and continue to work towards removing barriers.

BUSINESS UNITS CONSULTED AND AFFECTED:

Finance, Operations – Parks and Urban Design have reviewed and approved the report.

RECOMMENDED BY:

Alice Lam
Director, Operations

Morgan Jones
Commissioner, Community Services