



Report to: General Committee

Meeting Date: October 22, 2024

SUBJECT: Tender 185-T-24 Mount Joy Artificial Turf and Grade Beam Replacement
PREPARED BY: David Plant, Sr. Manager – Operations – Parks, Horticulture & Forestry Ext. 4893
Melita Lee, Senior Buyer, Ext. 2239

RECOMMENDATION:

- 1) That the report entitled “Tender 185-T-24 Mount Joy Artificial Turf and Grade Beam Replacement” be received; and,
- 2) That the contract for Mount Joy Artificial Turf and Grade Beam Replacement be awarded to the lowest priced bidder, Ritchfield Inc., in the amount of \$2,187,966.18 inclusive of HST; and,
- 3) That a 10% contingency in the amount of \$218,796.62 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 \$2,406,762.80 (\$2,187,966.18 + \$218,796.62) be funded from accounts as listed in the Financial Considerations section with budget available of \$2,077,436.00; and,
- 5) That the budget shortfall in the amount of \$329,326.80 (\$2,077,436.00 - \$2,406,762.80) be funded as follows:
 - a. \$284,301.85 (estimated) to be reimbursed from Mount Joy Sports Dome Inc. for their share of the total cost of the project; and
 - b. \$45,024.95 (\$329,326.80 - \$284,301.85) being the net shortfall for the City’s share of the total project cost be funded from the Life Cycle Replacement and Capital Reserve Fund; and,
- 6) That Mount Joy Sports Dome Inc. (the owner/operator of the dome) reimburse the City for costs related to the extension of the dome and associated amenities as per their lease agreement in the estimated amount of \$284,301.85; and,
- 7) That the award of the contract and issuance of the purchase orders be contingent on the finalized letter of agreement between the City and Mount Joy Sports Dome Inc. regarding their financial commitment approved by the Director, Recreation and the City’s Treasurer to fund their portion of the work; and further,
- 8) 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 for the artificial turf and grade beam replacement at Mount Joy Artificial Turf field (6150 16th Avenue).

BACKGROUND:

The project is located at the Mount Joy Artificial Turf field at 6150 16th Avenue, Markham. The current artificial turf field is heavily worn in the area where the winter air support structure is erected every year. The existing grade beam will be removed as required and a new beam will be installed at the south end of the field to facilitate permanent year round use of the air support structure without impacting the seasonal use of the outdoor field. Permanent bleachers and updated LED lighting will also be added to provision the field for competitive league play.

It is currently anticipated that construction will commence following contract award and works completed by July 31, 2025.

OPTIONS/ DISCUSSION:

Tender Information (185-T-24)

Bid closed on	September 20, 2024
Number picking up bid document	10
Number responding to bid	6*

*One bidder was declared non-compliant on the basis that reference checks did not provide proof of their performance and/or qualifications.

185-T-24 Mount Joy Artificial Turf and Grade Beam Replacement - Pricing Summary

Bidder	Bid Price (Inclusive of HST)
Ritchfield Inc.	\$2,187,966.18

The capital budget for this project was approved as part of the 2023 and 2024 capital budget process. Since this time, a number of changes to the initial scope, along with fluctuating marketing conditions, have resulted in a budget shortfall in the total estimated amount of \$329,326.80. \$284,301.85 of the total budget shortfall is attributed to scope changes from the Mount Joy Sports Dome Inc.. Scope change includes the following:

- Change the size of the grade beam to accept a larger dome structure;
- Change the configuration of the indoor surfacing to include hard surface flooring and associated concrete works;
- Change to utility locations to account for the dome extension; and
- Extension of retaining wall to allow for dome extension.

The remainder of the budget shortfall (\$45,024.95 = \$329,326.80 - \$284,301.85) is attributed to fluctuating market conditions equivalent to 2.17% of the total project cost including contingency.

	Mount Joy Sports Dome Inc.	City of Markham
Scope Change from Mount Joy Sports Dome Inc.	\$ 258,456.22	\$ -
Contingency	\$ 25,845.62	\$ -
Fluctuating Market Conditions	\$ -	\$ 45,024.95
Total	\$ 284,301.85	\$ 45,024.95

FINANCIAL CONSIDERATIONS

Account Name	Account #	Budget Allocated for this Purchase	Cost of Award	Budget Shortfall
Mt. Joy Artificial Turf Replacement	059-6150-23220-005	\$ 1,066,936.00	\$ 1,236,072.68	\$ (169,136.68)
Mt. Joy Artificial Turf/Grade Beam Replacement	059-6150-24215-005	\$ 1,010,500.00	\$ 1,170,690.12	\$ (160,190.12)
Total		\$ 2,077,436.00	\$ 2,406,762.80	\$ (329,326.80)

The total budget shortfall is \$329,326.80, of which \$284,301.85 relates to Mount Joy Sports Dome Inc.’s share of the total cost and will be fully reimbursed to the City. The net budget shortfall for the City is \$45,024.95 (\$329,326.80 - \$284,301.85) and will be funded from the Life Cycle Replacement and Capital Reserve Fund. The capital costs related to the extension of the dome structure, grade beam and indoor amenities in the dome are payable by Mount Joy Sports Dome Inc. per the terms of the amended lease agreement, which is expected to be finalized in the coming months. While the lease agreement is finalized, a letter of agreement securing Mount Joy Sports Dome Inc.’s financial commitment for their portion of the work will be developed as a required step to facilitate the award of the contract and issuance of purchase orders.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

This project replaces a well-used seasonal artificial turf outdoor field and seasonal use domed field with a year-round indoor facility and dedicated outdoor field, which will not be subject to previous uneven wear supporting Parks and Recreation facility upgrades. The project includes environmental recycling of the old artificial turf supporting the City’s commitment to environmental stewardship.

BUSINESS UNITS CONSULTED AND AFFECTED:

Financial Services Department, Sustainability and Asset Management and Recreation Department have been consulted in the preparation of this report.

RECOMMENDED BY:

Alice Lam
Director, Operations

Morgan Jones
Commissioner, Community Services

ATTACHMENTS:

Not applicable