



May 9, 2006

REPORT TO COMMITTEE OF THE WHOLE

SUBJECT: Award of Tender #034-T-06
Construction of Wismer Community Park

CONTACT/AUTHOR: Linda A. Irvine, Manager, Parks and Open Space
Development
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RECOMMENDATION:

THAT the report entitled "Award of Tender #034-T-06, Construction of Wismer Community Park" be received;

AND THAT the contract for tender #034-T-06 for the construction of Wismer Community Park be awarded to the lowest price qualified bidder, Gateman Milloy, in the base bid amount of \$2,929,554.36 plus provisional items 1.0 to 10.0 and 12.0 to 14.0, in the amount of \$291,210.00 for a total award amount of \$3,220,764.36, exclusive of GST;

AND THAT a consultant and construction contingency amount of \$480,000.00 exclusive of GST be established to cover any additional consulting services and/or sub-consulting fees and to cover any additional construction costs including authorized contingencies and approved change orders, and that the Director of Planning & Urban Design or designate be authorized to approve expenditure of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy with the provision that a monthly statement of these expenditures is forwarded to the Town Treasurer;

AND THAT the balance of funds in the account in the amount of \$297,207.04 be retained and used in accordance with the Purchasing By-law, as required at a later date for permanent park works associated with Phase 3 construction adjacent to the future Castlemore Avenue;

AND THAT this project be funded from:

1. Planning and Urban Design's 2004 Capital Budget account #81-5350-6251-005, Wismer Community Park, in the amount of \$2,807,500.00;
2. Planning and Urban Design's 2006 Capital Budget account #81-5350-7040-005, Wismer Community Park additional features in the amount of \$1,630,200.00;

AND FURTHER THAT upon payment of all invoices associated with this project, any remaining funds will be returned to the original funding sources.

FINANCIAL CONSIDERATIONS:

The total estimated cost of this project, exclusive of GST, is summarized in the following table:

Total Project Costs:

Construction Cost	\$3,220,764.36
Contingency – Consulting Fees and Construction	\$480,000.00
Internal Capital Admin. Fee	\$113,207.00
Consultant Fees (Envision)	\$149,530.00
Sub-consulting Allowance	\$75,000.00
Additional Internal Project Admin. (Grieve)	\$20,890.00
Woodlot and Trail Works (NLG)	\$81,101.60
Retained Balance	\$297,207.04
Total Project Costs	\$4,437,700.00

The total estimated budget of this project is summarized in the following table

Total Project Budget:

#81-5350-6251-005, Wismer Community Park	\$2,807,500.00
#81-5350-7040-005, Wismer Community Park	\$1,630,200.00
Additional Features	
Total Project Budget	\$4,437,700.00

PURPOSE:

The purpose of this report is to award the contract for the construction of Wismer Community Park located north of Bur Oak Avenue and west of Mingay Avenue in the Wismer Common Community.

BACKGROUND:

Envision Landscape Architects were hired as the consulting landscape architects to provide design and external contract administration services and to administer any sub-consultants as required. Additional landscape architectural design services were requested by the Town during the design process due to changes in project scope consistent with the increase in budget. Additional external contract administration services are anticipated due to tendering this project in two phases: Phase 1, Woodlot Tender and Phase 2, Park Tender. Also, due to the size and scope of this project, the Town has hired Grieve and Associates in the amount of \$20,890.00 to provide additional internal project administration services to support and assist Town staff in administering this project.

Consequently, a contingency of \$480,000.00 has been established to cover any additional and unanticipated design and/or construction costs including authorized contingencies and approved change orders associated with Phase 1 and 2 of this park development project.

Staff also recommends that the remaining funds in the account in the amount of \$297,207.04 be retained and used in accordance with the Purchasing By-law, as required at a later date for permanent park works associated with Phase 3 construction adjacent to the future Castlemore Avenue.

Upon payment of all invoices associated with this project, any remaining funds will be returned to the original funding sources.

OPTIONS/ DISCUSSION:

Construction Tender

The construction tender # 034-T-06 was issued in accordance with the Purchasing By-law 2004-341. Staff and the consultant have reviewed the bid documents and are satisfied that all terms, conditions, bid prices and specifications comply with the Town's requirements. The tender results are summarized below:

BID INFORMATION

Advertised, place and date	By invitation on March 31, 2006
Bids closed on	April 28, 2006
Number of contractors picking up bid documents	7 invited bidders based on roster
Number of contractors responding to bid	4

Detailed pricing information as submitted is as follows exclusive of GST:

	Bidder	Base Bid	Provisional Items (items 1 to 10 and 12 to 14)	Total Price
1	Gateman Milloy	\$2,929,554.36	\$291,210.00	\$3,220,764.36
2	Rutherford	\$3,236,980.33	\$258,566.60	\$3,495,546.93
3	Hermans	\$3,442,940.88	\$356,835.00	\$3,799,775.88
4	Aldershot	\$3,799,952.29	\$276,875.00	\$4,076,827.29

BID EVALUATION:

The tender was evaluated on the selection of the lowest qualified bid. The bids have been verified for accuracy and compliance with the tender terms and conditions.

Provisional items 1.0 to 10.0 and 12.0 to 14.0 were selected and added into the pricing information chart. These provisional items include a basketball court, an entry feature, a sign wall, boardwalks, larger sized trees and some additional stone detailing. These provisional items are part of the standard service level for a community park but were identified in the tender as provisional to give flexibility to remain within available funding at the time of tender award. Provisional items 11.0, Extended Footings and 15.0, Additional Mulch were not added into the pricing chart because the quantity is not known at this time.

The consultant and Town staff have checked the references of the lowest bidder and report that this company has a good reputation in the industry and is qualified to do the work. Staff has contacted Gateman Milloy Ltd. and was given assurance of the firm's capacity to handle two contracts with the Town (South Unionville and Wismer Community Parks, which together represent approximately 10% of the firm's annual construction projects) and ability to meet the Town's expectations for quality and timing.

PROJECT SCHEDULE:

Subject to Council's award of this tender, construction of this project is scheduled to commence May 2006 and should be completed by December 31, 2007, weather permitting.

FINANCIAL TEMPLATE (Separate Attachment):**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

ACCESSIBILITY CONSIDERATIONS:

Not applicable

ENGAGE 21ST CONSIDERATIONS:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

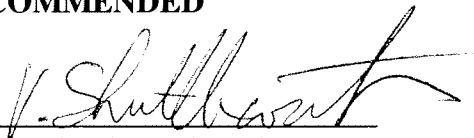
The Finance Department has reviewed this report and their comments have been incorporated.

ATTACHMENTS:

Attachment A – Financial Template

RECOMMENDED

BY:


Valerie Shuttleworth, MCIP, RPP
Director Planning and Urban Design


Jim Baird, MCIP, RRP

Commissioner of Development Services

FINANCIAL INFORMATION

Committee Name: General Committee - Finance And Administrative Issues
 Report Name: Award of Tender #034-T-06: Construction of Wismer Community Park

Committee Date: Tuesday, May 09, 2006

G/L Account: 81-5350-6251-005/ 81-5350-7040-005
 Account Type (Op/Cap): Capital
 Account Description: Wismer (Community Park, Community Park additional features)
 Original Budget: 4,437,700 (A)
 Less Spent to Date: 148,986 (B)
 Less O/S Commitments: 290,743 (C)
 Current Budget Available: 3,997,971 (D) = (A) - (B) - (C)
 Funding Required excl Contingency: 3,220,764 (E) Awarded to: Gateman Milloy
 Contingency (if applicable): 480,000 (F)
 Budget Remaining: 297,207 (G) = (D) - (E) - (F)

SECTION A - COMPLETE THIS SECTION IF ADDITIONAL FUNDING IS REQUIRED (Balance Remaining is Negative)

1. Complete the following sentence: Additional funds are required as a result of...

2. Funding Source(s):

	Amount	Account(s):	Comments:
Funding Shortfall:	<u>0</u> (G)		
	<u>0</u>		
	<u>0</u>		
	<u>0</u>		
Total:	<u>0</u>		

SECTION B - CAPITAL ACCOUNT STATUS

Status: Close Upon Final Payment

If project(s) are to remain open an explanation is required:

Remaining balance in account to be used for Phase 3 park works adjacent to Castlemore Avenue in accordance with the Purchasing By-law.

SECTION C - FUTURE BUDGET IMPLICATIONS

Identify Future Financial Impact:

	Year	Amount \$	Description
Expenditures	<u>2009</u>	<u>123,073</u>	<u>Parks Maintenance cost at \$6,758 / ha</u>
Revenues			
Capital Requirements			

SECTION D - FINANCE DEPARTMENT COMMENTS

NOTES:

1. All figures exclude GST and include PST where applicable.