



Report to: General Committee

Date Report Authored: November 22, 2011

SUBJECT: Award of Contract for the Installation of Artificial Turf Field at Mount Joy Community Centre

PREPARED BY: Martin Barrow Ext, 2361
Rosemarie Patano Ext, 2990

RECOMMENDATION:

- 1) That the report entitled “Award of Contract for the Installation of Artificial Turf Field at Mount Joy Community Centre” be received;
- 2) And That the contract for Construction of the Mount Joy Artificial Turf from Tender 207-T-11 be awarded to the lowest priced bidder, Davan Site Contractors, in the amount of \$1,026,464.61 (inclusive of HST impact);
- 3) And That a construction contingency be established in the amount of \$100,000 inclusive of HST impact to cover any additional construction costs in accordance with the Expenditure Control policy;
- 4) And That the award be funded from the 2011 Capital Budget, Project #11265 – “Mount Joy Artificial Turf” with a remaining budget of \$512,299 and from the 2012 Capital Budget, Project #12039 – “Mount Joy Air Support” with a budget of \$130,000;
- 5) And That \$150,000 be pre-approved from 2012 Capital Budget, project #12244 – “Floodlight and Pole Replacement”;
- 6) And that the shortfall for the project in the amount of \$334,165 be funded from the surplus funds in the completed Operations and Recreation capital projects as identified in appendix A;
- 7) And That the issuance of a purchase order in the amount of \$100,000 to Davan Site Contractors be pre-approved to facilitate work on the site being initiated immediately to meet a late spring 2012 completion date;
- 8) And 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 award the contract for the Installation of Artificial Turf Field at Mount Joy Community Centre.

BACKGROUND:

As part of the 2011 Capital Budget, Council approved the installation of an artificial turf field at the Mount Joy/Brother Andre location.

In June of 2011 Council approved a report that outlined the scope of the artificial turf field project at Mt. Joy and authorized staff to add the installation of a grade beam during the initial construction of the artificial turf for the purposes of permitting an air supported structures in the future. Additional funding in the amount of \$130,000 was allocated for the grade beam work.

Request for tender #207-T-11 Construction of the Mt. Joy Artificial Turf was released on October 4, 2011 and closed on October 26, 2011. Review of the submissions identified that the project was underfunded. Staff submitted the original budget request during the capital process based on the financial information from our recent experience at the St. Robert project.

OPTIONS / DISCUSSIONS

Currently, there are three seasonal outdoor natural turf fields, and one year round indoor field at the Mount Joy/Brother Andre Campus – of the three outdoor fields, two are located at Brother Andre Catholic High School and one is located behind Mount Joy Community Centre. The outdoor fields are well used by the school board, and the local soccer and football clubs.

Staff completed a full review of the entire Campus to determine the best location for the installation of a new artificial turf field that will further enhance the viability of this campus and recommended that we install the artificial turf on the Mt. Joy field which was approved in June 2011.

The Mt. Joy/Brother Andre complex consists of:

- Brother Andre A field – regulation size soccer field with lights
- Brother Andre B field – regulation size soccer field with track surrounding it, no lights
- Mt. Joy – regulation size soccer field with lights
- Mt Joy – three mini soccer fields

A review of permit use was undertaken by staff and consultation meetings were held with user groups of the Mt. Joy complex fields. After consultation with user groups, staff identified the opportunity to address field requirements for football user groups within the Mount Joy / Brother Andre complex as well. It was identified in the June 22, 2011 report that the turf field requires expanded end zone and run off areas to meet standard Canadian Football League dimensions.

As we developed the tender document the project scope was adjusted to include provisions for a regulation size football field.

Brother Andre football team and the Markham Raiders football club have shared use of the Brother Andre field for years. Due to the fact the football field at Brother Andre High School is under-sized, the Markham Raiders are fined by the league each time a game is played on this field.

The Town has no jurisdiction to prohibit High School football games and practices during wet field conditions on the Brother Andre High School field. As a result, the wear and tear on the field requires extensive annual maintenance, repair and rehabilitation. Poor field conditions (bare patches, uneven ground) resulting from continued football use on the Brother Andre field has created significant risk of injury and safety concerns for soccer users of all ages. Football seasons typically extend into November each year with soccer season commencing the first week of May the following year. The permitting schedule for both soccer and football allows little time for new sod to establish on the Brother Andre field. In order to make allowances for the six to eight week growing season to establish strong root structure for new sod, the field would need to be closed until June of each year.

By expanding the existing field at Mount Joy and creating an artificial turf field compatible for both soccer and football users, we would institute a more efficient use of the fields at the Mount Joy / Brother Andre complex. Upon completion of the artificial turf field at Mount Joy, the football goals can be removed from the Brother Andre field and the field converted to a high quality natural grass soccer field. Furthermore, annual maintenance and repair demands at Brother Andre would be reduced, allowing staff resources to be reallocated elsewhere.

As outlined in the June report, user groups were consulted and engaged in the design process and are supportive of the project.

BID INFORMATION:

Prequalification

Due to the scope of the project, contractors were pre-qualified to ensure that all bidders would have the necessary qualifications, experience and resources to complete the works in accordance with Town of Markham requirements within the specified timelines.

Prequalification No. 164-P-11 was issued to the market place in accordance with the Purchasing By-law 2004-341.

PREQUALIFICATION INFORMATION (164-P-11)

Advertised, place and date	August 19, 2011
Prequalification closed on	September 2, 2011
Number of contractors picking up bid documents	22
Number of contractors responding to bid	7
Number of contractors prequalified	4

Construction Tender

The construction tender # 207-T-11 was issued in accordance with the Purchasing By-law 2004-341 to the four (4) pre-qualified contractors.

BID INFORMATION (207-T-11)

Tender release	October 4, 2011
Bids closed on	October 26, 2011
Number of contractors picking up bid documents	4
Number of contractors	4

DETAILED PRICING INFORMATION

Contractors	Bid Price*
Davan Site Contractors	\$1,026,464.61
Gateman Milloy Inc.	\$1,069,721.28
Rutherford Contracting	\$1,070,881.28
Dol Turf Restoration Ltd.	\$1,076,714.81

*Prices are inclusive of HST impact

The tender process for the Mt. Joy turf field resulted in four bids. All companies who submitted a bid were within \$50,000 of each other. Low bid from the tender process was \$1,026,464.61

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Account Name	Project #	Budget Amount	Spent to Date	Committed	Budget Available	Amount to Allocate to this project	Budget Remaining
Mount Joy Artificial Turf	11265	600,000	27,826	59,874	512,299		512,299
Mount Joy Air Support System	12039	130,000	-	-	130,000		130,000
Floodlight and Poles Replacement	12244	150,000	-	-	150,000		150,000
Award of Construction + Contingency						1,126,464	(\$1,126,464)
Total		880,000	27,826	59,874	792,299	1,126,464	(\$334,165)

It is recommended that the award be funded from the 2011 Capital Budget, Project #11265 – “Mount Joy Artificial Turf” with a remaining budget of \$512,299 and from the 2012 Capital Budget, Project #12039 – “Mount Joy Air Support” with a budget of \$130,000;

Further, the 2012 Capital Budget, project #12244 – “Floodlight and Pole Replacement” will be pre-approved in the amount of \$150,000;

The shortfall in the amount of \$334,165 will be funded from the surplus funds from the completed Operations and Recreation capital projects as outlined in appendix A. These projects were identified on the November 14th report to General Committee entitled “Status of Capital Projects as of September 30, 2011” as completed capital projects with the corresponding surplus funds.

The Mt. Joy project came in over budget for the following reasons:

- Because of the end zones the football field is larger than a soccer field. This requires more, site preparation, drainage, and sub base materials.
- When the initial project was approved for \$600,000 this did not include a grade beam. Once a grade beam was approved this required more asphalt surface around the field to allow for winter snow clearing.
- With a longer field to accommodate football the Sportsfield lighting has to be relocated to allow proper lighting of the field.
- During the design process it was discovered that an additional fence between the existing sideline fences and the field would be needed. Right now the light poles are not on the outside of the fence. This creates a safety hazard in that a player could run into the poles. The landscape architect has designed an additional fence to run along the edge of the new turf field to keep players from being able to come near the concrete light poles.

The total cost of the construction would be \$1,026,464.61 (inclusive of HST impact) which would include the installation of artificial turf which can accommodate football, installation of a grade beam, and new light poles.

HUMAN RESOURCES CONSIDERATIONS

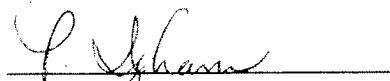
NA

ALIGNMENT WITH STRATEGIC PRIORITIES:

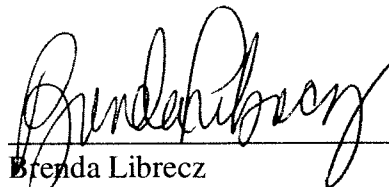
The Integrated Leisure Master Plan (ILMP) identifies the need to construct artificial turf fields, as they are better able to accommodate greater usage. Further, the ILMP identifies a need to provide artificial turf fields in differing areas of the Town. Construction of a field at this location will ensure that each of the three major soccer clubs have access to an artificial turf field.

BUSINESS UNITS CONSULTED AND AFFECTED:

RECOMMENDED BY:



Paul Ingham
Director, Operations



Brenda Librecz
Commissioner, Community &
Fire Services

ATTACHMENTS:

Appendix A – Completed Operations and Recreation Capital Projects

COMPLETED OPERATIONS & RECREATION CAPITAL PROJECTS

DEPARTMENT	PROJECT	YEAR	PROJECT NAME	SURPLUS FUNDS
Operations - Fleet	10286	2010	Corporate Fleet Refurbishing - Annual Program	7,055
Total Operations - Fleet				7,055
Operations - Parks	8286	2008	Replacement Blvd/Park Trees	37
Operations - Parks	10224	2010	Playstructure & Safety Resurfacing - Annual Program	23,572
Total Operations - Parks				23,609
Operations - Roads	9166	2009	Asphalt Resurfacing - Annual Program	33
Operations - Roads	9176	2009	Storm Sewer Inspection - Annual Program	28
Operations - Roads	9179	2009	Upgraded Guiderail Installation - Annual Program	4,707
Operations - Roads	9503	2009	Asphalt Resurfacing - Concrete Restoration	30,916
Operations - Roads	9505	2009	Asphalt Resurfacing - Material Testing	1,901
Operations - Roads	10194	2010	Boulevard Repairs - Annual Program	249
Operations - Roads	10195	2010	Cedar Grove Community Park- Parking Lot	9,905
Operations - Roads	10504	2010	Asphalt Resurfacing - Curb/Sidewalk	2,106
Operations - Roads	10505	2010	Asphalt Resurfacing - Interlock	276
Operations - Roads	10508	2010	Asphalt Resurfacing - FTE	4,355
Operations - Roads	10510	2010	AC Price Index	158,752
Total Operations - Roads				213,229
Recreation Services	8386	2008	Thornhill CC - Floor refurbishing, F/C track	6,355
Recreation Services	9132	2009	Milliken Mills C.C. - Hall divider	10,889
Recreation Services	9140	2009	Crosby Arena - Exterior Painting	18,400
Recreation Services	9144	2009	Armada C.C. - Millwork replacement	12,628
Recreation Services	10145	2010	Armada C.C. - Gym Lighting	30,000
Recreation Services	10155	2010	Crosby Arena - Rink Beam Painting	12,000
Total Recreation Services				90,272
TOTAL				334,165

These projects were identified on the November 14th report to General Committee entitled "Status of Capital Projects as of September 30, 2011" as completed capital projects with the corresponding surplus funds.

