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Date: August 2, 2018

To: Mayor and Council

Author: Tim Del Greco, Manager of Municipal Services

RE: Mettawas Park – Architecture / Engineering Services RFP

Report No.: MS 2018 - 28

AIM

To seek approval to award the Mettawas Park Architecture / Engineering Services and Project Management Request for Proposal.

BACKGROUND

Mettawas Park is passive waterfront parkland located at 85 Park Street in Kingsville. Plans for developing this property into active parkland began several years ago with the creation of a draft concept plan in early 2013. The need for developing waterfront property was further highlighted in the creation of the Parks, Recreation, Arts & Culture Master Plan in June of 2013. Recommendations from this plan suggest:

60. Provide playgrounds within 500 metres of residences within urban areas, unobstructed by major barriers. To meet this standard, the Town should install playgrounds at York Park, the proposed Ruthven Park and other developments as appropriate. A playground should also be installed at Mettawas Park to enhance the park as a waterfront destination.

72. In addition to the park improvements recommended earlier in this Master Plan for Mettawas Park, the Town should also develop other passive amenities at this location, including a gazebo, picnic area, trash receptacles, and an expanded parking lot off Park Street. Public consultation at the park design stage is recommended to address potential concerns related to adjacent uses.

Park amenities to be considered at Mettawas during the design phase include site servicing and infrastructure, parking, pathways, a splash pad, washroom and changing facility, a playground, naturalized meadow areas, naturalized playground areas, and shaded seating areas. During this design phase online surveys and public open houses will be utilized to ensure that local residents have the opportunity to provide their feedback and preferences for any park amenities.

DISCUSSION

In 2018, an account for architectural design and engineering services relating to the development of Mettawas Park was approved in the Municipal Budget. Subsequent to this approval, a Request for Proposal for the above services was advertised to the public. As a result, four architectural firms submitted the following pricing:

Vendor Name	Price
Ron Koudys Landscape Architects Inc.	\$105,620.00
Shift Landscape Architecture	\$141,130.00
WSP Canada Inc.	\$161,644.48
Dillon Consulting Limited	\$235,989.80

Each firm was evaluated based upon their understanding of the Mettawas Park project, qualifications and experience with similar projects, their proposed work plan and schedule, workplace safety, quality control, and finally overall price proposal.

Ron Koudys Landscape Architects was able to demonstrate positive results with respect to the above criteria while providing the lowest cost proposal. As well, the Town has previously established a favorable working relationship with Ron Koudys through the recent design of Lions Park. The expectation is that similar results will be achieved for Mettawas Park.

A cost breakdown of Ron Koudys proposal includes:

Task	Price
Phase One - Project Initiation and Pre-Design Investigations	\$7,280
Phase Two - Concept Development	\$16,540
Phase Three - Engineered Drawings and Tender Preparation	\$57,080
Phase Four - Construction and Contract Administration	\$19,720
Disbursements	\$5,000
Total	\$105,620

Approving only Phase One and Two at this time will reduce the current financial burden and allow the Town to create a master plan for development prior to committing to any additional funding associated with engineering, contract administration, and ultimately construction. Costs associated with Phase Three and Four as well as construction can be requested in concurrence during future Municipal Budget deliberations.

Attached in Appendix A of this report is a copy of an agreement to be executed between the Town and Ron Koudys pending Council approval.

Finally, it is worth noting that in recent months there have been two requests from residents offering to design and construct various sculptures to be incorporated within Mettawas Park. It is recommended that all park amenities to be considered for future implementation within Mettawas Park be evaluated during the formal design process to ensure it meets the expectations of residents and adheres to the overall theme of the park. As a result, the preliminary designs submitted by residents will be forwarded to the Mettawas Park architect for consideration.

LINK TO STRATEGIC PLAN

Improve recreational and cultural facilities and opportunities within the Town of Kingsville.

FINANCIAL CONSIDERATIONS

\$110,000 is allocated in the 2018 Municipal Budget for design and engineering of Mettawas Park. Upon approval of this report, \$23,820 (excluding HST) will be awarded to Ron Koudys Landscape Architects Incorporated for the procurement of initial design services only.

CONSULTATIONS

Ron Koudys Landscape Architects Inc.
Kingsville Administration

RECOMMENDATION

That Council:

- Direct the Mayor and Clerk to execute the attached agreement with Ron Koudys Landscape Architects.
- Direct Administration to provide Ron Koudys Landscape Architects with the preliminary designs of sculptures as submitted by residents for consideration during the formal design process of Mettawas Park.

Tim Del Greco

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