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Date: June 28, 2021
To: Mayor and Council
Author: Dan Wolicki, Manager of Municipal Facilities and Properties
RE: Lions Park Development Phase 2 – Tender Results
Report No.: CDS 2021-9

RECOMMENDED ACTION

That Council authorizes the Mayor and Clerk to execute an agreement with Greenlight General Contracting Inc. in the amount of \$210,065.00 (excluding HST) for the construction of the Lions Park Development Phase 2 located at 21 Mill Street;

And that Council authorizes the expense of \$210,065 (excluding HST) to be funded by \$200,000 from the 2021 Capital Budget and the balance from the Lion's Hall Property Development Reserve (03-000-032-31049).

BACKGROUND

Lions Park is located at 21 Mill Street that includes the Lions Hall building and a community garden. The rejuvenation of Lions Park had been discussed for several years as the existing park space and its amenities, including a basketball court, were in dire need of improvement due to the conditions.

In 2017, Ron Koudy's Landscape Architects had been appointed by the Town to construct designs for future development of the park to improve the overall functionality and to provide further opportunities of use among the community and general public.

The proposed designs developed by Ron Koudy's Landscape Architects had been presented to the public for discussion and input back in the spring of 2018. In gathering feedback from administration and the general public, Ron Koudy's Landscape Architects was able to finalize the master plan for the development of Lions Park which had been presented and approved at the regular meeting of Council on July 23rd, 2018.

The project has been strategically phased to allow the community and general public to utilize the park following completion of each phase.

In 2019, construction of Phase 1A-1B development was completed that included site servicing, a new basketball court, paved walking trails and plantings.

Council approved the budget of \$200,000 in the 2021 Capital Budget for the Phase 2 development of the Lions Park project.

Items included within the construction of Phase 2 are as follows:

- Shade structure
- Multi-use court
- New plantings
- Extension of paved trail system

DISCUSSION

Ron Koudy's Landscape Architects was retained to prepare the necessary drawings, specifications, and tender documents. The final tender package seeking construction services was advertised to the public on May 5th, 2021 with a closing date of May 28th, 2021. The results (excluding HST) are as follows:

Contractor/Vendor Name	Bid Amount
Greenlight General Contracting Inc.	\$210,065.50
Quinlan Inc.	\$229,040.00
CSL Group Ltd.	\$230,665.00
Nevan Construction Inc.	\$255,680.00
Gulf Developments Inc.	\$390,453.85

Greenlight General Contracting Inc. is able to satisfy requirements relating to experience with similar projects, bonding and insurance while providing the lowest cost proposal. As well, it has been confirmed with Greenlight General Contracting Inc. that they are prepared to proceed with this project in accordance with the Contract Documents. Therefore, the recommendation is to proceed with this vendor.

LINK TO STRATEGIC PLAN

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

Link to Council 2021-2022 Priorities

☒ Programming Increase: Youth and Seniors

FINANCIAL CONSIDERATIONS

\$200,000.00 is allocated towards this project (*Capital Project: PARKS-2020-2*) in the 2021 Capital Budget.

Based on the tender results, an additional \$10,065 plus non-refundable HST of \$3,697 will need to be funded from additional sources. Administration recommends funding the excess costs from the Lion's Hall Property Development Reserve (03-000-032-31049) which currently has a balance of \$23,246.

Both the Town and the Consultant have identified a trend with tender pricing running about 20-30% higher than project estimates due to inflation and rising costs on materials and general construction.

It was also identified that the design of the outdoor shade structure, based on the uniqueness, contributed to higher than anticipated costs for the purchase and construction of the structure.

CONSULTATIONS

Senior Management Team
Director, Financial and IT Services
Chief Administrative Officer

Dan Wolicki

Dan Wolicki
Manager of Municipal Facilities and Properties