

Date: February 5, 2024
To: Mayor and Council
Author: Tim Del Greco, Senior Manager, Capital Projects and Engineering
RE: Mettawas Park – Paving of Parking Lot

RECOMMENDED ACTION

1. That the Mettawas Park Parking Lot Tender **BE AWARDED** to J.C.S. Construction Inc. in the amount of \$406,848 (excluding HST) and the Mayor and Clerk **BE AUTHORIZED** to execute the requisite agreement.
2. That Administration **BE DIRECTED** to expense an additional \$30,000 from collected DC's and an additional \$10,000 from the Mettawas Park Reserve Account to fund an expected deficit.

BACKGROUND

Mettawas Park is located at 85 Park Street. An existing gravel lot at this location serves as a parking lot for this property (outlined in blue on the below map).



In 2023, funds were approved in the Kingsville Capital Budget to facilitate paving of this gravel lot. Council and Administration prioritized this project primarily because it will:

- Improve the aesthetics of the neighborhood.

- Improve accessibility for those using the lot.
- Provide better connectivity to the Grovedale parking lot and facility.
- Facilitate future development of the green space to the south.

The engineering and design was completed in the third quarter of 2023. Construction was deferred until 2024 to avoid conflict with winter weather conditions, and further, to secure better contractor pricing by tendering early in the construction season.

DISCUSSION

A tender prepared by Landmark Engineers was advertised on January 12th, 2024. Included in this tender is the following:

- Paving of the gravel lot.
- Storm water management infrastructure.
- Landscaping.
- Supporting miscellaneous infrastructure such as curbs and lighting.

This tender closed on January 26th with 13 bid submissions. The top 3 bid results are as follows (excluding HST):

Contractor / Vendor Name	Bid Amount
J.C.S. Construction Inc.	\$406,848
Rudak Excavating Inc.	\$433,657
TCI Titan Contracting Inc.	\$435,200

Landmark Engineers has confirmed that J.C.S. Construction is able to satisfy requirements relating to experience with similar projects, bonding, and insurance while providing the lowest cost proposal. Therefore, the recommendation is to proceed with this vendor.

Work Schedule

Should Council award this tender as recommended, the work will tentatively be scheduled for May and early June of 2024. Access to the parking lot will be restricted while under construction.

FINANCIAL CONSIDERATIONS

In 2023, Council approved a budget of \$460,000 for the Mettawas Park Master Plan and paving of the parking lot. During 2023, the Town incurred approximately \$50,000 for engineering and design, leaving \$410,000 for parking lot construction.

It is anticipated that an additional \$40,000 will be required to complete this project to account for all construction, on-site inspection, materials testing, etc.

The Mettawas Park Development is funded 75% through collected DC's. Administration is proposing to fund the \$40,000 deficit as follows:

\$30,000 – Additional DC Contribution

\$10,000 – Mettawas Park Reserve Account

ENVIRONMENTAL CONSIDERATIONS

Low impact design features were incorporated for improved storm water management. For example, underground storage is being utilized to increase on-site infiltration and improve the control of sedimentation.

CONSULTATIONS

Landmark Engineers Inc.

PREPARED BY:



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Senior Manager, Capital Projects and Engineering

REVIEWED BY:



Richard Wyma

Director of Planning and Development