

Report to Council

Report Title: Tender Results for Construction of the Market Garden Park

Prepared By: Mark Coleman, Director of Community Services

Department: Parks and Recreation

Date: August 9, 2022

Report Number: REC2022-17

File Number: C11REC

Attachments: Final Design Plans

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number REC2022-17 – Tender Results for Construction of the Market Garden Park, prepared by Mark Coleman, Director of Community Services and in doing so approves proceeding with the CSL Group for the construction of the Market Garden, and further approves the long-term financing for the unfunded balance of \$282,500.

Report:

Background:

At the July 12, 2022 Council meeting, Staff provided Report REC2022-16 as information on the result of the RFT REC2022-01 being a singular qualified bid which was significantly over budget. The initial budget forecast for the project was about \$243,000 including contingency. With the finalization of the design for the tender, some increase in the project cost was anticipated. The final design plans are attached for Council's refresh. Funding wise, the municipality has secured/raised to date about \$226,000 in funding comprised of about \$109,281 in conditional grants with funding to be spent within the current fiscal year.

Staff and the project consultant as part of the procurement policy have engaged the bidder CSL Group of Ancaster, Ontario in reviewing the tender specifications and options to negotiate a revised Total Bid Price for Council's consideration.

The initial Total Bid Price came in at \$638,170.95 + HST. With the bidder being able to further secure some local sub-contractors for concrete, fencing, electrical work and some revisions to material specifications, the municipality supplying top soil and some site preparation services, the revised Total Bid Price is \$499,564.15 + HST for a minimum savings of \$138, 606.80.

Analysis:

With the ongoing inflationary pressures on materials, equipment, transportation and labour costs being realized in 2022, the consultant has been seeing tender pricing for similar type projects coming in at 40% over budget.

There is still the ability to realize further cost savings by eliminating tree grates (\$60,705 savings) and substituting with planted beds around the trees in the plaza; securing a local plumbing contractor for water line services and connections; and electrical revisions (\$31,245 savings) via substitution of power supply pedestal and light poles models.

Since the project has come in over the projected budget and funding goals, if Council were to proceed with the project as presented, the additional funding would have to be funded through long-term borrowing. This project contributes significantly to the improvement of the downtown core of Walkerton, supports economic development and serves as a vital community gathering/event space for the public and businesses.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

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| • Recommendations help move the Municipality closer to its Vision | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community | Yes |
| • Recommendations contribute to achieving Quality of Life | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | Yes |
| • Recommendations contribute to achieving Economic Development | Yes |
| • Recommendations contribute to achieving Municipal Governance | Yes |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

The fundraising campaign for the project remains active. Staff are not aware of any other grant opportunities with a short turn around time. If the project is deferred to a later date and not substantially completed by end of year, upwards of \$109,281.00 in grant funding will be forfeited. With the majority of ‘hard’ site work scheduled to be initiated and completed this fall prior to the Christmas Market Garden event in November, some of the later project elements and costs such as perennial plantings, the final installation of donor signage and heritage panels could be deferred to spring of 2023.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:

A handwritten signature in dark ink, appearing to read "Mark Coleman", with a long, sweeping horizontal line extending to the right.

Mark Coleman, Director of Community Services

Reviewed By:

A handwritten signature in dark ink, appearing to read "Sonya Watson", with a long, sweeping horizontal line extending to the right.

Sonya Watson, Chief Administrative Officer