



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Angela Mourao, Landscape Architect (Acting)

DATE: March 8, 2024

REPORT NO.: RP-2024-006

SUBJECT: Award of 2024-008-T Trafalgar Sports Park Seasonal Washroom Building

RECOMMENDATION:

THAT Report No. RP-2024-006, dated March 8, 2024, regarding the Tender Award for Trafalgar Sports Park – Seasonal Washroom Building be received;

AND FURTHER THAT Verly Construction Group Inc, 1650 Sismet Road, Mississauga, Ontario, L4W 1R4 be awarded Tender No T-008-2024, Trafalgar Sports Park Seasonal Washroom Building, at a total amount of \$973,635.79 plus applicable taxes;

AND FURTHER THAT Council approves a budget increase of \$27,142 from \$4,051,799 to \$4,078,941 to the 8500-11-2004 TSP Field of Dreams Ph 2 project as outlined in this report;

AND FURTHER THAT Council direct staff to return \$14,868.68 of unused capital funding from project 8500-11-2207 Facility Flag Poles and \$6,411.35 from project 8500-12-0101 Park Parking Lot Surfacing to the capital replacement reserve;

AND FURTHER THAT staff are authorized to transfer \$27,142 of funds from the new capital reserve to finance the net shortfall in the Trafalgar Sports Park Seasonal Washroom Building project as outlined in Report RP-2024-006;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a purchase order in the amount of \$973,635.79 plus applicable taxes to Verly Construction Group Inc and an additional amount of \$50,000.00 plus applicable taxes for cash allowance, in the total amount of \$1,023,635.79 plus applicable tax;

AND FURTHER THAT That Council authorizes the Mayor and Clerk to execute the necessary contract documents for the project.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Staff are recommending the award of Tender 2024-008-T Trafalgar Sports Park Seasonal Washroom Building to Verly Construction Group Inc being the lowest compliant bid.
- The Trafalgar Seasonal Washroom Building project has a combined budget of \$1,014,510 available after previous commitments and adjustments, resulting in a projected shortfall of \$27,142.
- Staff recommend that the additional funding in the amount of \$27,142 be funded from the new capital reserve, with \$21,280 of remaining funds in existing projects being returned to reserves to largely offset the increased cost as outlined below.
- In addition to Town funding, the Georgetown Slo-Pitch League (GSL) donated \$50,000 in 2023 which has been applied to this project and committed an additional \$10,000 of funding toward the project in 2024.

BACKGROUND AND DISCUSSION:

In 2020 and 2021 Council approved project 8500-11-2004 Trafalgar Sports Park Field of Dreams Phase 2 for the design and construction of the Trafalgar Sports Park Washroom Building. The proposed washroom building was identified in the original masterplan for the park in 2000. The proposed washroom building underwent public consultation in 2020 with staff and user groups to determine needs and wants for the building design. Appendix A shows the project location and Appendix B includes a sketch of the proposed building.

Following the initial schematic design and preliminary costing, it was determined that the initial proposed budget was not sufficient for the building and additional funding was approved by Council in 2022 through project 8500-11-2209 Trafalgar Sports Park Field of Dreams – Scope Change.

Staff issued Request for Proposal P-54-22 Consulting Services for Trafalgar Sports Park Seasonal Washroom – Detail Design and Construction, with provisional costing to be provided for contract administration and inspection services. Organica Studio Inc was awarded the design work which included evaluation of the initial schematic design, detailed design of the washroom building, permit acquisition with relevant agencies, construction drawings, engineering drawings, cost estimates, and tender documents.

During the consultant's review and detailed design it was determined to separate the project into two parts, one for the earthworks and one for the building construction. The second project included the design and install of the septic system as well as the supply and installation of a new water service line connecting to the existing pump house. This project was issued for tender in January 2024 and awarded to Total Excavation Inc in order to expedite the construction of the project.

Staff issued Tender 2024-008-T Trafalgar Sports Park Seasonal Washroom Building on January 9th, 2024, closing February 13th, 2024. Bids were posted on the Town's bids and tender website. A total of forty-nine (49) plan takers downloaded the bid documents and nineteen (19) bids were received. A tabular summary of the bids received is presented below.

Contractor	Subtotal	Total 13% HST	Total
Verly Construction Group Inc	\$ 1,023,635.79	\$ 133,072.65	\$1,156,708.44
Cypruss Contracting Inc	\$ 1,219,800.00	\$ 158,574.00	\$1,378,374.00
IMAGE MASONRY LTD	\$ 1,270,000.00	\$ 165,100.00	\$1,435,100.00
ONIT Construction Inc.	\$ 1,332,787.50	\$ 173,262.38	\$1,506,049.88
2490179 Ontario Ltd	\$ 1,386,000.00	\$ 180,180.00	\$1,566,180.00
Builtron Contracting Inc.	\$ 1,435,786.00	\$ 186,652.18	\$1,622,438.18
2431794 Ontario Inc. o/a HKC Construction	\$ 1,448,282.83	\$ 188,276.77	\$1,636,559.60
GTA General Contractors Ltd	\$ 1,477,000.00	\$ 192,010.00	\$1,669,010.00
Martinway Contracting Ltd.	\$ 1,549,800.00	\$ 201,474.00	\$1,751,274.00
H.I.R.A. LTD.	\$ 1,596,300.00	\$ 207,519.00	\$1,803,819.00
Canada Construction Limited	\$ 1,645,580.00	\$ 213,925.40	\$1,859,505.40
Bestco Construction (2005) Ltd	\$ 1,674,329.00	\$ 217,662.77	\$1,891,991.77
Koler Construction Inc.	\$ 1,736,139.60	\$ 225,698.15	\$1,961,837.75
Joe Pace & Sons Contracting Inc	\$ 1,761,007.00	\$ 228,930.91	\$1,989,937.91
Construction Solutions ASI Inc.	\$ 1,879,625.00	\$ 244,351.25	\$2,123,976.25
Mega Group Construction Limited	\$ 1,890,000.00	\$ 245,700.00	\$2,135,700.00
Stracor Inc.	\$ 1,915,636.00	\$ 249,032.68	\$2,164,668.68
CPM GROUP INC	\$ 1,929,000.00	\$ 250,770.00	\$2,179,770.00
Four Seasons Site Development Ltd.	\$ 2,245,579.00	\$ 291,925.27	\$2,537,504.27

The bid submitted by Verly Construction Group Inc. for \$1,023,635.79 plus applicable taxes was the lowest compliant bid received. As a result, staff are recommending awarding the tender to Verly Construction Group Inc.

STRATEGIC PLAN ALIGNMENT:

This report identifies a safe and welcoming community as one of the Town's Strategic priorities, by providing expanded services and facilities for the Town's residents and community partners.

RELATIONSHIP TO CLIMATE CHANGE:

This report impacts and/or helps address climate change and the Town's resiliency through climate adaptation. The washroom building includes low flow fixtures and efficient lighting to minimize energy and water use.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows: stakeholder meetings.

During the design process, staff met with key community user groups to determine needs and wants for the building and incorporated them into the design. The original master plan included significant public consultation and all key community groups who use the site support the construction of permanent washrooms at the park.

INTERNAL CONSULTATION:

Park operations staff (Transportation & Public Works), facility staff (Recreation & Parks) were consulted with respect to design options and features within the building. Purchasing staff worked with staff on the tender process and were consulted on this report. Finance staff were also consulted on this report with respect to the funding requirements.

FINANCIAL IMPLICATIONS:

This report has an immediate financial impact and requires a funding source.

The project was approved through combining the following capital projects:

- 8500-19-1801 Trafalgar Sports Park Ph6-Field of Dreams
- 8500-11-2004 Trafalgar Sports Park Field of Dreams Ph2
- 8500-11-2209 Trafalgar Sports Park Field of Dreams – Scope Change

The 2018 approved budget includes a budget adjustment to reflect a reduction in the amount of donations required for the initial Phase 1 project due to a lower total cost for the initial construction, which required less external funding. The Georgetown Slo-Pitch League contributed \$50,000 in 2023 towards this project and is anticipating an additional \$10,000 donation in 2024 to be used as a funding source for the project.

As presented in the table below, there is a shortfall of \$27,142 after previous commitments and the adjustment to the approved budget.

The project costs will include construction and cash allowances provided by Verly Construction Group Inc. totaling \$1,023,636 plus \$18,016 non-recoverable HST at 1.76%. The total estimated project cost of \$1,041,652 will have a funding shortfall of \$27,142 to be funded from the new capital reserve.

Description	Amount
Approved Budget	4,239,167
Budget Adjustment	(187,368)
Adjusted Budget	4,051,799
Previously committed expenses	3,037,289
Current balance	1,014,510

Estimated Expenses

Verly Construction Group Inc	
Construction Costs	973,636
Cash Allowance	50,000
Non-recoverable HST (1.76%)	18,016
Total estimated expenses	1,041,652
Remaining Budget	(27,142)

Staff are recommending that the unspent budget from projects 8500-11-2207 Facility Flag Poles and 8500-12-0101 Park Parking Lot Surfacing, totaling \$21,280.03 be returned to the capital replacement reserve as these projects are now complete. Closing completed projects and returning funding to reserves will largely offset the additional funding required for the Trafalgar Sports Park Seasonal Washroom Building construction.

Reviewed and approved by,
 Bethany Yew, Manager of Purchasing
 Moya Jane Leighton, Director of Finance & Town Treasurer
 Kevin Okimi, Director of Parks & Open Space
 Paul Damaso, Commissioner of Recreation & Parks
 Chris Mills, Chief Administrative Officer