



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Wayne Ward
Position: Director Parks, Recreation and Facilities
Title / Subject: King Street Park update
Date of Report: August 23, 2024
Date of Meeting: September 9, 2024
Report No: 2024-PRF-020

1.0 Issue / Origin

The Township hired RK & Associates to manage the King Street Park project. RK & Associates had two local contractors submit bids on the tender. Both submissions were significantly over budget. Changes to the scope of the project are necessary to ensure the project stays within budget.

2.0 Background

On February 8, 2024 a report with the proposed scope of the project was presented to Committee of the Whole. Since this report, planning work has been undertaken with the consultant along with a tender that was presented to local contractors.

3.0 Analysis

Two submissions were received. Reviewing the submissions it was identified that there were issues with the original scope of work and the tender document information. The two submissions were found to be more than the budgeted amount and no tender was awarded.

Included in the tender was the addition of a pickleball court to the east of the existing tennis courts. The specifications for this court were not clearly defined and presented some issues. This component is being included as the contractor would be on site and would be able to use the existing equipment to create the pickleball court. Budget for this addition is from the already approved capital budget for pickleball courts and is funded by a grant.

During follow up investigation of the two submissions it was identified that shipping costs for the clay surface was not included in the original cost estimates by the consultant. Further the specifications in the tender for items such as construction fencing, silt mitigation, mobilization and demobilization along with sodding and seeding areas were not specified.

Additionally, it has been noted that a soccer pitch is being included in the elementary school property. This structure is a key component of the park design and if not needed, will change the scope of work. Should the soccer pitch not be necessary the playground replacement could occupy some of this area moving the playground away from the roadway improving user safety.

By changing the track surface from the red clay to a screening material this lowers the costs and provides better opportunity for sourcing materials locally.

A revision of the scope of work with increased details in the track construction, fencing requirements, and seeding/sodding is being prepared for the Township to post on Bids and Tenders to allow for greater opportunity in bidders.

4.0 Related Policies / Procedures

N/A

5.0 Financial / Budget Assessment

Council has approved a budget amount of \$205,000 for this project with \$5,000 being directed to RK & Associates for managing the project.

Additionally, \$20,000 has been approved for the pickleball court installation through the 2024 budget (funded by Canada Communities Building Fund).

Funding for this project as outlined in the 2024 budget was as follows:

Funding Source	\$
Beaverton Lions Club	\$100,000
Development Charges	\$54,000
CN grant	\$25,000
King Street Trust	<u>\$26,000</u>
Total	\$205,000
Pickleball court	<u>\$20,000</u>
Total Available	<u>\$225,000</u>

5.1 Asset Management

As this will be a new asset this would be included in the asset management inventory and plan.

6.0 Climate Change Impacts

There is little to no climate impact with this project as any site alteration would make limited changes to the existing site, with the exception of additional site drainage. Any trees that require removal for the track will be replaced through donation from the Beaverton Lions Club.

7.0 Communications

None

8.0 Conclusion

The King Street Park project is still in progress and will continue to be pursued with the consultant to work towards installation of the track with a change in the top surface from clay to screening and removal of the soccer pitch.

A new scope of work will be put together and be posted on the Township of Brock Bids and Tenders platform.

9.0 Recommendation

BE IT RESOLVED THAT Committee accept report 2024-PRF-020, and;

THAT staff be directed to complete the changes in the scope of work to include the replacement of the red clay with a screening material and remove the soccer pitch, and;

THAT staff post the revised tender document on Bids and Tenders with a closing date of no less than 10 business days after posting, and;

THAT staff report back to Committee should the tender submissions be outside of the approved budget amount.