



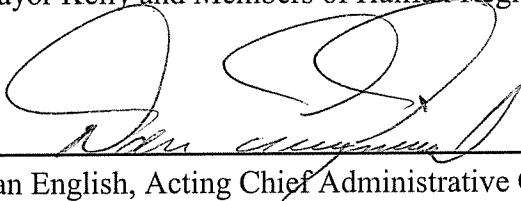
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Halifax Regional Council
July 8, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Dan English, Acting Chief Administrative Officer

DATE: May 27, 2003

SUBJECT: Award of Tender No. 03-040R
Mainland Common Ballfield Construction

ORIGIN

Approved Capital Budget - Account # CPC00814 - Mainland Commons Upgrades fiscal years:

1. 2002/03 - \$250,000.00
2. 2003/04 - \$450,000.00

RECOMMENDATION

It is recommended that :

1. Council award Tender No. 03-040R to TurfMasters Landscaping Ltd., for materials and services specified at the unit prices quoted for a Tender Price of \$547,009.40, plus net HST, for a total amount of \$582,176.63 from Capital Account # CPC00814 - Mainland Commons Upgrades, with funding authorized as per the Budget Implications Section of this report.

BACKGROUND

Based on the HRM Athletic Field Service Strategy which was presented to Regional Council on February 6, 2001, it was determined that the senior baseball diamond currently situated on the Wanderers Grounds should be relocated to the Mainland Commons. This approach was taken in order to improve the Wanderers Grounds to a Class 'A' sports field, and to provide baseball with a dedicated Class 'A' facility.

The original scope provided for an indicative budget of \$700,000. This budget was developed using historical tender pricing and based on field siting as per the Mainland Commons Master Plan. The original scope included a standard sized baseball field, lighting, basic dugouts, bleachers, parking, and a press box.

Subsequently, following discussions with the senior baseball community, a number of items were added to the scope. Several speciality amenities were requested in the facility, including upgraded dugouts, bleachers, press box, electronic scoreboard, bullpens and batting cages.

In addition, two major impacts occurred after the indicative budget was developed. First, due to the final alignment of Thomas Raddall Drive and the revised location of the future recreation centre the site originally identified for the baseball field was no longer available. This required the relocation of the baseball diamond to an area originally intended and in filled for a smaller softball field. To accommodate the larger senior baseball diamond at this new location, major earthwork modifications were required. Second, subsequent to the development of the indicative budget, improved field standards were developed to reduce ongoing maintenance and life cycle. These costs were not reflected in the original budget.

Although staff was aware that the approved funding was not sufficient, it was estimated that pricing would be within an acceptable margin to allow for unit pricing adjustments. On March 25, 2003 the original tender for a completed facility closed, and the industry responded with pricing far exceeding staff's expectations. The lowest bid price received was \$1.2 million, before taxes.

Staff determined that the scope of the project should be reduced to reflect market conditions and re-tendered. Therefore, a second tender process was undertaken with the exclusion of the press box, bleachers, electronic score board, batter cages, bullpens, dugouts, water supply and site servicing. Adjustments were also made to the quantity of the sub-base material and topsoil. In addition, reductions were made to the parking area and access driveway.

DISCUSSION

The revised tender was advertised and closed on Wednesday, April 30, 2003. The following bids, exclusive of taxes, were received.

| | <u>Bid Price</u> |
|--|------------------|
| 1. Dexter Construction Company Limited | \$806,860.00 |
| 2. ACL Construction Limited | \$769,230.00 |
| 3. TurfMasters Landscaping Limited | \$735,379.40 |

After negotiations with the lowest bidder, TurfMasters Landscaping Limited, an adjusted contract based on unit pricing has been determined. Working within the approved budget, the project will include a completed and playable field with fencing, irrigation system with a temporary water supply, temporary parking and site access.

In future years, planned construction would see the completion of the facility to the Class "A" level. This would include such amenities as lighting, press box, batter cages, bullpens, upgraded dugouts, scoreboard, bleachers, permanent water supply, parking and road access. At this time, staff estimates the costs for this construction would be approximately \$700,000.

BUDGET IMPLICATIONS

The negotiated revised tendered price is \$547,009.40, plus net HST, for a total of \$582,176.63. Funding is available in the 2003/04 Approved Capital Budget under Capital Account No. CPC00814-Mainland Commons Upgrades. The budget availability has been approved by Financial Services.

| Budget Summary | <u>Capital Account</u> | CPC00814 - Mainland Common Upgrades |
|-----------------------|-------------------------------|--|
| | Approved Budget | \$700,000.00 |
| | Less Expenditures to date | <u>-\$101,242.70*</u> |
| | Cumulative Unspent Budget | \$598,757.30 |
| | Less: Tender #03-040R | <u>- 582,176.63</u> |
| | | \$ 16,580.67 |

*Approximately \$71,000 of the expenditures to date have been allocated to the installation of streetlights on Thomas Raddall Drive in the Mainland Common. The remaining expenditures have been related to the detailed design and tendering of the ballfield.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budget, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

REGIONAL PLANNING IMPLICATIONS

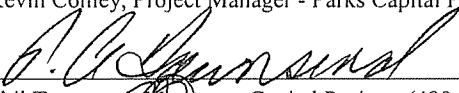
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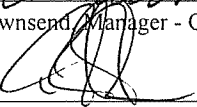
ALTERNATIVES


Regional Council may choose to not award this tender until all funding required for the full scope of work is available. This would require postponing the project until the 2004/05 budget year as no additional sources of funding are currently available. This is **not** the recommended alternative.

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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Report Approved by: 
Peter Ross or his Designate, Procurement


Report Approved by: _____
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