

Item No. 11.1.8
Halifax Regional Council
September 11, 2012

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original signed by 
Richard Butts, Chief Administrative Officer

Original Signed by 
Mike Labrecque, Deputy Chief Administrative Officer

DATE: August 29, 2012

SUBJECT: **Increase to Scope- RFP No. 11-157, Weir Field All Weather Field
Turf Replacement**

ORIGIN

Award of Tender No. RFP-11-157, Weir Field All Weather Field Turf Replacement, Council approved November 8, 2011.

This report originates from a need to increase the scope of the contract beyond 15% of its original value.

RECOMMENDATION

It is recommended that Halifax Regional Council authorize an increase to RFP No. 11-157 with Turfmasters Landscaping Limited, for changes resulting from an increase in the contracted scope of work, in the amount of \$91,634.02 (net HST included), with funding from Project No. CPX01326 - Artificial Field Recapitalization, as outlined in the Budget Implications section of this report.

BACKGROUND

Weir Field was completed as HRM's first all-weather athletic field in the summer of 2000. It has been in continuous use ever since. The soccer facility consists of an all-weather playing field, lights, parking area, and bleachers. The site is managed and scheduled through the Springfield Lake Community Centre. Reserve Q124, Upper Sackville Turf Capital Reserve, was established to fund the recapitalization of this asset.

The all-weather field has performed well under continuous seasonal use from April to October each year. This field had reached the end of its useful life (the field fibers had worn down) and the recapitalization was approved in the 2011/12 Capital Budget.

On November 15, 2011, Regional Council approved the recommendation to award RFP #11-157, Weir Field All Weather Field Turf Replacement to the highest scoring proponent, Turfmasters Landscaping Limited at a cost of \$514,752.57 (net HST included). The scope of work was specific to field replacement.

DISCUSSION

During the design phase, HRM staff consulted with the Springfield Lake Recreation Association on the recapitalization of the turf, and extending the artificial surface in length and width. Staff was informed by the Springfield Lake Recreation Association that the minimum field size for Under 12 soccer had been increased. The addition of cross field games will increase revenue. The RFP included resurfacing the field in its current size and the options of extending both length and width of the field. The full expansion of the field was not within the budget. After the award of the RFP, the funding partner, Springfield Lake Recreation Association, requested staff explore the option of extending the length of the field only.

A number of options were reviewed by HRM Staff and the Springfield Lake Recreation Association, to extend the length of the field concurrent with the recapitalization. These options included:

- 1) not proceeding with the field extension at this time;
- 2) issuing a Tender by HRM for the expansion of Weir Field;
- 3) the Springfield Lake Recreation Association contracting directly for the placement of the fill;
- 4) extend the length of the field only.

The first three alternatives were rejected due to time constraints in getting the field operational for the summer season and the inherent risks in having one company construct the sub-base for another company's all weather turf product. An additional risk was to the warranty if sub-base work was not performed solely by the turf installation company. Due to time constraints, approval by Parks staff was given to Turfmasters to construct the expansion as part of their original contract. However, although there were funds available in the cost centre, Parks staff did not have the authority to increase the scope of work. Only Regional Council has the

authority to increase the scope of the award of approved on November 8, 2011.

The requested increase to the project scope results in a total contract increase of 27.5% to the original contract value of \$514,752.57 (net HST included).

Contract Amount PO #2070554672	\$514,752.57
Previous Increase	50,101.08
Current Increase	<u>91,634.02</u>
Total Contract Value	\$656,487.67

BUDGET IMPLICATIONS

Funding in the amount of \$87,868.00, plus net HST of \$3,766.02, for a net total of \$91,634.02, is available in Project No. CPX01326. The budget availability has been confirmed by Finance.

**Budget Summary: Project No. CPX01326 – Artificial Field Recapitalization
Reservation 1999.2 – Weir Field**

Cumulative Unspent Budget	\$ 153,693.24
Less: Contract Increase	<u>\$ 91,634.02</u>
Balance	\$ 62,059.22

* This project was estimated in the Approved 2011/12 Project Budget at \$775,000.00.

The balance of funds (\$62,059.22) will be used for future recapitalization of Weir Field.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

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

ENVIRONMENTAL IMPLICATIONS

As this work is being conducted on a previously infilled area, there are no environmental implications.

ALTERNATIVES

There are no recommended alternatives.

ATTACHMENTS

**Increase to Scope- RFP No. 11-157,
Weir Field All Weather Field Turf Replacement- 4 -
Council Report**

September 11, 2012

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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