

Committee of the Whole (Working Session) Report

DATE: Wednesday, May 8, 2024

WARD(S): ALL

TITLE: NORTH MAPLE REGIONAL PARK FAMILY RECREATION AREA
UPDATE MAY 2024

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To provide a progress update on the Family Recreation Area (FRA) project at North Maple Regional Park (NMRP) and to seek Council approval related to the consulting services contract.

Report Highlights

- The FRA project continues to be advanced by the design team as a priority project for construction at NMRP during this Term of Council.
- The vision for the FRA is focused on activities related to restoring nature, sharing culture, promoting active living, and building community.
- In November 2023, a preliminary concept plan was presented to Council to demonstrate the overall vision and program elements for playgrounds, waterplay, pathways, boardwalks, skating trail, and a four-season washroom.
- The presentation also included design ideas identified by the NMRP Program Committee to incorporate a major picnic area and pavilion, gardens, additional parking, and operations area to the project scope of work.
- The initial consulting services contract for design and delivery of the FRA identified an upset limit of \$1.4M (approx. 14.7% of an estimated \$9.5M construction budget).
- Council approval is required to increase and amend the consulting services contract (SSA24-094) to \$2.7M for a term of four (4) years, to respond to updated construction cost estimates and to reflect additional scope of work.

Recommendation

1. THAT the contract for People and Place Consulting for design and delivery of the Family Recreation Area project be increased to an upset limit of \$2.7M funded from approved Capital Project PK-6636-19 for the North Maple Regional Park program.

Background

The Family Recreation Area is supported by Council as a priority for construction during this Term of Council

In September 2023, a preliminary concept plan for the FRA was presented to Council which envisioned a variety of programming for all ages and seasons such as natural playgrounds, water play, shade shelters, ice skating trail, and a four-season washroom building. The project was identified as an emerging area of focus and priority by Council for delivery in 2026. In order to meet these timelines, Council approved a single source procurement to People and Place Consulting to lead and support staff in accelerating the planning, design and delivery of this project.

In November 2023, a refined concept plan was presented to Council to demonstrate the overall vision and program elements for playgrounds, waterplay, pathways, boardwalks, skating trail, and a four-season washroom. The presentation also included design ideas identified by the NMRP Program Committee to incorporate a major picnic area and pavilion, gardens, and additional parking to the project scope of work.

The consulting services contract with People and Place Consulting includes a team of multi-disciplinary professionals including landscape architecture, architecture, electrical, civil and structural engineering, environmental and public outreach, which are all necessary for the City to successfully advance this project towards completion in 2026.

Previous Reports/Authority

[North Maple Regional Park Program Update - September 2023](#), Item 2, Report No. 35 of the Committee of the Whole (Working Session), September 13, 2023

[North Maple Regional Park Family Recreation Area Update November 2023](#), Item 2, Report No. 48 of the Committee of the Whole (1) November 28, 2023.

Analysis and Options

Design development of the FRA project is advancing to the 30% completion submission stage and is currently on track for issuing tender documents this year

The consulting team has advanced the FRA project to 30% detailed design on a variety of programming and facilities for all ages and all seasons including the playground areas, water play, ice skating trail, boardwalks, pathways, a pond lookout, and pavilion building with washroom facilities. Further exploration has also been advanced on design options for the major picnic pavilion, botanical garden elements, parking and an area designated for operations and maintenance.

Regular weekly design coordination meetings with the consulting team and NMRP team occur to ensure that timelines are maintained. In addition, focused meetings with key department staff, including Facility Management, Parks, Forestry and Horticulture Operations, Fire and Rescue Services, IPCAM, Development Engineering, Environmental Services, OCIO, Communications, Marketing & Engagement, By-Law and Enforcement, Recreation Services and Library are effective to provide feedback into the design process and ensure alignment with operational requirements. The 30% design package was also presented to the NMRP Program Committee and an update was provided to TRCA as permits will be required for this project.

A more detailed costing exercise completed using the 30% design package identifies construction cost increases above the original estimates

As part of the detailed design works, a Class D estimate for construction costing was completed using the 30% design package. Based on this analysis, which includes a conservative margin for assumptions that will be further defined through the design development process, the projected construction cost for the FRA is estimated to be in the order of \$14.5M (compared to the original \$9.5M estimate). In addition, approximately \$5.7M of additional cost is estimated for expanded scope of work items associated with development of the major picnic area and pavilion, gardens, additional parking, and operations area for an overall project total of approx. \$20.2M. A more detailed breakdown of anticipated project costs is included in the Financial Impact section below.

A procurement strategy for development of the FRA includes a request for pre-qualification bid process followed by a second stage competitive procurement process

In order to meet the 2026 timelines identified by Council and to ensure quality finishes for the FRA project, a contractor pre-qualification procurement process will be conducted.

A pre-qualification process will help secure industry experts and skilled trades with experience in construction of project elements such as the playgrounds, water play features, artificial ice skating rinks, pavilions and picnic shelters, site furnishings, and natural landscape components. Subsequent competitive bid processes will be issued to the prequalified bidders to deliver the FRA.

The next stage of the project will advance design development to 60% with final detailed design completion in Q4 2024. The necessary permits and TRCA approvals will be advanced over the next several months. Through this process, staff will continue to collaborate with members of the NMRP Program Committee, NMRP Collaboration Team, and key department staff to ensure a fully aligned and integrated detail design process is achieved.

Financial Impact

The following chart outlines key components of the FRA park design program and associated Class D cost estimates:

1. General grounds and landscape	\$ 3.1M
2. Playgrounds, waterplay, skate trail	\$ 2.5M
3. FRA Pavilion with washrooms	\$ 2.5M
4. Boardwalks and structures	\$ 5.5M
5. <u>Restoration planting</u>	<u>\$ 0.9M</u>
Base Scope	\$14.5M
6. General grounds and landscape	\$ 0.4M
7. Picnic area and pavilion	\$ 2.0M
8. Gardens and restoration planting	\$ 2.0M
9. Parking and crossings	\$ 1.1M
10. <u>Operations and maintenance area</u>	<u>\$ 0.2M</u>
Expanded Scope	\$ 5.7M

The initial consulting services contract for design and delivery of the FRA identified an upset limit of \$1.4M (approx. 14.7% of an estimated \$9.5M construction budget) based on the preliminary concept plan for the FRA. An increase in the consulting services contract for the FRA to an upset limit of \$2.7M is needed to respond to design requirements associated with the Class D cost estimates and to reflect additional scope of work. This upset limit value represents a consulting fee of approximately 13.3% based on an overall project construction cost of \$20.2M. Given the amount of the award, Council approval is required to amend the Single Source Procurement contract to People and Place Consulting to recognize an additional \$1.3M.

Funding for this project is available through the approved Capital Project PK-6636-19 which supports implementation of capital projects, consulting services, administration, and project management for NMRP. Staff continue to seek potential partnerships and funding opportunities including Federal and Provincial grants, advertising, and program sponsorships to help advance the 900-acre vision.

Operational Impact

Completion of the FRA project requires continued discussion and coordination with various internal departments. A staff Collaboration Team has been established to help guide this project through the design process and consideration of operational requirements upon public opening of this project to ensure that adequate resources and equipment are in place for 2026.

Broader Regional Impacts/Considerations

Completion of the NMRP project requires continued discussion and coordination with a variety of external agencies and stakeholders, including communication plans and potential funding announcements as applicable. Design and construction plans related to the pond and wetland areas of NMRP require approval and permits from the Toronto and Region Conservation Authority.

Conclusion

Advancing the 900-acre vision for NMRP continues to be a Term of Council priority and transformation of the park continues. The NMRP team in collaboration with People and Place Consulting are advancing design development for the Family Recreation Area project for delivery by 2026. Following completion of the 30% detailed design phase, the project will quickly move into the next detail design, construction documentation and tender phases in 2024, followed by construction in 2025 for a planned park opening in 2026.

For more information, please contact: Jamie Bronsema, Director, Parks Infrastructure Planning and Development, extension 8858.

Attachments

None

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