

Committee of the Whole (2) Report

DATE: Tuesday, September 17, 2024

WARD(S): 4

TITLE: SOUTHVIEW PARK IMPROVEMENTS

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek Council approval to issue a Single Source Award for the Phase 2 park improvements at Southview Park to reduce impact on the community and expedite the works in order to complete construction ahead of the planned 40th anniversary celebrations of the Concord West Ratepayers Association.

Report Highlights

- The 2022-2026 Parks Infrastructure Renewal Program identifies multiple assets in Southview Park for renewal to be completed in two phases.
- Phase 1 construction is currently underway, with Phase 2 planned for construction in 2025-2026.
- There is a desire from the community to minimize disturbance and complete Phase 2 construction before September 2025 ahead of the 40th anniversary celebrations of the Concord West Ratepayer's Association to be held at Southview Park.
- Completing Phase 2 as part of the existing construction contract would avoid duplication of work, reduce City costs and warranty risks, and provide scheduling efficiencies as all site works would be coordinated.
- A Single Source Procurement to the Phase 1 contractor would be required to meet the requested timeframe and realize the contract benefits to the City.

Recommendations

1. That staff be authorized to proceed with a Single Source Award to the identified Supplier, LandCo Group, for completion of additional park improvements at Southview Park at a cost to be negotiated; and
2. That the Deputy City Manager, Infrastructure Development, together with the Director of Procurement Services, be authorized to negotiate, execute and administer any resulting agreements in a form satisfactory to Legal Services.

Background

The 2022-2026 Parks Infrastructure Renewal Program identifies renewal and replacement priorities for park infrastructure based on age, condition, and accessibility.

The program identifies funding for renewal of multiple assets at Southview Park, to be completed in two phases. Construction for Phase 1 is currently underway and includes renewal of the tennis court, pathways, site furniture, and drainage improvements. Phase 2 is identified for 2025-2026 and includes renewal of the ball hockey court, shade structure, swing set and safety surfacing.

The City has been working with the local community and the Concord West Ratepayer's Association (CWRA) to communicate construction disruptions and there is a desire to expedite Phase 2 construction to minimize disruptions to the community and complete works in advance of the CWRA's 40th anniversary celebrations to held in September 2025 at Southview Park.

Previous Reports/Authority

N/A

Analysis and Options

In 2024 the City issued a public Request for Tender T24-165 for construction of Phase 1 and awarded a contract to LandCo Group as the successful bidder; construction commenced in August 2024 and is currently in progress.

To expedite Phase 2 works, it is recommended that a Single Source Procurement be negotiated with the Phase 1 Contractor, LandCo Group, who has the expertise and ability to complete the Phase 2 park renewal works to meet the City's standards and community's requested timing.

Completing Phase 2 as part of the existing construction contract would avoid duplication of works, reduce City costs, and provide other cost efficiencies as all site works would be coordinated to avoid disturbing a recently restored portion of the site. Completing the works concurrently through one contractor will also manage warranty risks of having another contractor within the vicinity of the Phase 1 park renewal infrastructure within the two-year warranty period.

A Single Source Procurement is one where other suppliers are available, however, there are valid and sufficient reasons for selecting one supplier. The City's Procurement Policy provides criteria which must be met to procure via a Single Source Procurement, such as where it is necessary to maintain an existing warranty from a prior Supplier, the ability of the Supplier to deliver the services within a specific timeframe, and where the Supplier has special knowledge, skills and expertise. Given LandCo's existing works on site and their ability to minimize disruptions to the community, the risk of jeopardizing existing warranties due to overlapping work, and the ability to complete the work within the requested timeframe, the Director of Procurement Services is of the view that a Single Source Award is justified. Given the anticipated amount of the award, Council approval is sought for the award.

Financial Impact

There is sufficient capital funding available in the 2022-2026 Park Asset Renewal Program capital account PD-9582-22 to advance Phase 2 works.

The capital cost associated with the Single Source Award would be negotiated with the contractor. Once the contract has been executed, Staff will report back with details of the negotiated price.

Operational Impact

Procurement Services and Legal Services have been consulted in the preparation of this report.

Broader Regional Impacts/Considerations

N/A

Conclusion

Staff recommend proceeding to negotiate and award a Single Source Contract to LandCo Group at a cost to be negotiated for the Southview Park Phase 2 improvements. Procurement through a Single Source Award will not only result in best value for the City but will benefit the City by minimizing disruptions to the community,

faster completion, and reducing City costs and warranty risks.

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

Attachments

1. Southview Park – Park Improvements Negotiations Plan (Confidential)

Prepared by

Alexis Moxley, Parks Project Manager, Parks Delivery, Parks Infrastructure Planning & Development