



Corporate Report

NO: R103

COUNCIL DATE: May 29, 2006

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 26, 2006**
FROM: **General Manager, Parks, Recreation and Culture** FILE: **6140-20/A**
SUBJECT: **Contract Award - #1220-20-01-06 Civil Work and Lighting for Synthetic Turf Fields at Cloverdale Athletic Park & Tamanawis Park**

RECOMMENDATION:

That Council approve a contract award in the amount of \$2,008,400 (excluding GST) to Matcon Civil Constructors Inc. for Civil Work and Lighting for Synthetic Turf Fields at Cloverdale Athletic Park and Tamanawis Park.

BACKGROUND

The City recognizes the value of developing artificial turf fields to meet the requirements for Surrey's large and growing outdoor athletic community. These fields provide the following benefits:

- Each artificial turf field provides approximately eight times as much use as a conventional grass field;
- The annual maintenance costs (not including lighting system operating costs) is only \$9,000 for an artificial turf field, while a conventional grass field has annual maintenance costs of \$13,700.
- Each artificial turf field provides approximately \$58,000 in annual revenues, while grass fields provide, on average, less than \$1,500 annually per field. (It should be noted that the net revenues from artificial turf fields are placed in a reserve for future replacement of the carpet component of the fields, with replacement required at approximately ten-year intervals, with a cost of \$600,000.)

In November of 2005, Council received and approved Corporate Report R255, authorizing staff to proceed with design and construction of artificial turf fields at Tom Binnie Park, Cloverdale Athletic Park, and Tamanawis Park. Funding has been previously approved for all three projects.

Following Council approval to proceed, staff issued an Invitation to Tender (ITT) for the planning, design, and contract administration for the three projects. R.F. Binnie and Associates were retained to provide these services.

Three Open Houses and two stakeholder meetings were held in December 2005 and January 2006 to receive input from sports groups and residents about the projects. Following this consultation process, the conceptual site plans were refined to suit the input received. Detailed design drawings, specifications, and tender documents were prepared by the consultants and reviewed by staff in February and March, and finalized in April of 2006.

The Tamanawis artificial turf field replaces an existing gravel all-weather playing field located partially on School District #36 property at Tamanawis Secondary School. The Joint Use Agreement in place for the existing gravel all-weather field expired in March 2006. School District and Parks staff have met and agree that the Joint Use Agreement will be updated and renewed to allow the artificial turf field to be constructed such that approximately 10% of the field will be located on School District #36 land, and the remainder on parkland. The updated agreement will also make the artificial turf field available during specified time periods for selected field sports within Tamanawis Secondary School programs. This agreement would also allow students from other schools to book time for approved sports on the field in accordance with the City's approved Fees Schedule and the Parks, Recreation and Culture *Outdoor Facility Allocation and Management Policy*. Staffs of School District #36 and the City are presently working diligently to finalize the new amended Joint Use Agreement.

DISCUSSION

Under ITT #1220-20-01-06, a request to submit tenders for the construction of civil work for one lit synthetic turf field (excluding synthetic turf) at three parks was issued on April 24, 2006. The ITT was sent to potential Tenderers and posted on the City's website and on the B.C. Bid website. The tender process followed the City's policies and procedures with respect to competitive bidding.

Tenders were received from:

- Matcon Civil Constructors Inc.
- Wilco Landscape Contractors Inc.
- Cedar Crest Lands (B.C.) Ltd.
- JS Ferguson Construction Inc.

The ITT documents outline that the lowest or any tender will not necessarily be accepted and that the lowest tendered price was not the sole factor considered in the evaluation of tenders and award of the contract. The four tenders were evaluated by the staff and consulting team, based on the tenderers' and their subcontractors' qualifications and track record, recent experience with similar synthetic turf projects, overall project cost, and proposed construction schedule.

Quality control throughout the project construction is essential, as is the construction schedule. Any delay in the civil works component of the project would result in a potential delay in the turf installation. The requirement to complete the 2006 synthetic turf fields on

schedule is critical as two all-weather fields are being decommissioned in order to facilitate the construction of these new fields. All of the mid-week allocations that will be lost at Tamanawis all-weather field and Cloverdale Athletic Park all-weather field #1, due to their conversions to synthetic turf fields, will need to be moved to the new Cloverdale Athletic synthetic turf field. If these two new synthetic turf fields are not completed and ready for use by September 2006 then community sport associations will experience a reduction of 50 hours of practice time for each week that the new fields are not open. Overall, Matcon is a large company with a great deal of experience in projects with budgets greater than \$1,000,000 and has installed the greatest number of successful artificial turf fields in the Greater Vancouver area.

Matcon was not the lowest bid in this tendered contract. However, through a rigorous evaluation process, the staff and consulting team deemed Matcon's submission to provide the best overall value for the City, based on their demonstrated past performance in this type of work, their current capacity and technical resources, proposed construction schedule and other criteria. At a total award price of of \$2,008,400 (excluding GST) for the civil works and lighting for the artificial turf fields for Cloverdale Athletic Park and Tamanawis Park, this contract falls within the allocated project budget.

There are a number of site issues yet to be resolved at Tom Binnie Park. The award of civil works and lighting for the artificial turf field for Tom Binnie Park will be made once site issues are resolved.

The Purchasing Section, in a parallel process, issued a Request for Proposals to suppliers of Artificial Turf. The proposals are currently being evaluated and a Corporate Report for award of this contract will be brought to Council in June for consideration of award.

CONCLUSION

Based on the discussion above, it is recommended that ITT No. 1220-20-01-06 be awarded to the Tender that provides the best value to the City.: Matcon Civil Constructors Inc. for the Cloverdale Athletic Park and Tamanawis Park Synthetic Turf Fields for a price of \$2,008,400.00 plus GST. Construction is expected to start in mid-June, with substantial completion in September 2006.

Laurie Cavan
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Parks, Recreation and Culture

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