

NO: R233

COUNCIL DATE: December 14, 2009

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 8, 2009**

FROM: **General Manager, Parks, Recreation
and Culture** FILE: **2320-20/C**

SUBJECT: **Award of Contract No. 1220-30-35-09 for the Construction of Civil Works
Related to Artificial Turf Fields at Hjorth Road Park and Newton Athletic Park
& Tennis Courts at Greenway Park**

RECOMMENDATION

The Parks, Recreation and Culture Department recommends that Council:

1. award Contract No. 1220-30-35-09 to Cedar Crest Lands (BC) Ltd. in the amount of **\$2,781,862.65**, including 5% GST, for the construction of civil works related to one artificial turf field at Hjorth Road Park, one artificial turf field at Newton Athletic Park and tennis courts at Greenway Park; and
2. set the expenditure authorization for this contract at **\$2,881,862**, including 5% GST.

INTENT

The purpose of this report is to advise Council of the results of Request For Proposal No. 1220-30-35-09 and to obtain Council authority to award a contract for the civil works associated with the construction of two artificial turf fields and tennis courts.

BACKGROUND

Following extensive public consultation in 2007, the Parks and Community Services Committee recommended and Council supported the development of two artificial turf fields at Hjorth Road Park in Guildford. The first of the two fields was completed in 2008. A field house to serve the needs of players who use the fields at this Park is currently under construction with the building scheduled for completion by the end of March 2010. The construction of a second artificial turf field at this site will complete the athletic facilities on the west side of Hjorth Road Park and meet the increasing demand for soccer facilities in North Surrey.

Sport user groups were consulted during the summer of 2009 about the location of artificial turf fields in the City. It was confirmed through that process that the Newton Athletic Park was the preferred site for an additional artificial turf field. During the fall of 2009 a new Newton Athletic Park Master Plan was developed, which was endorsed by the Parks and Community Services Committee. The Master Plan shows the next artificial turf field in the Park to be constructed in place of an existing gravel field. Kwantlen Polytechnic University is currently in negotiations with

the City to provide funding toward construction of the Newton field for some field privileges associated with the University's Athletic Program. A further report will be provided to Council on this potential partnership subject to the negotiations concluding successfully.

Two existing tennis courts at Greenaway Park in Cloverdale have deteriorated over the years and are in need of reconstruction; however, to improve security with respect to these courts they will be reconstructed in an area of the Park that allows for improved casual surveillance.

The City submitted an application to Western Economic Diversification Canada, for 1/3 funding under the 2009 RInC Program (Recreational Infrastructure Canada Program) for each of the three projects referenced above. All three projects have been awarded funding under the RInC Program. Based on this available partnership funding, funding for the City's portion of each of these projects was included in the 2010 Capital Program.

To meet the timelines required by Western Economic Diversification, construction needs to begin on these projects in the early part of 2010. Detailed design drawings, specifications, and proposal documents for the three projects were prepared by the City's engineering consultants, R.F. Binnie & Associates Ltd., and were included in the development of the Request for Proposals (RFP) No. 1220-30-35-09, which covers the civil works for these projects.

DISCUSSION

The RFP was advertised and was also posted on the City's website and on the B.C. Bid Website. The RFP process followed the City's policies and procedures with respect to competitive bidding.

Although four Proposals were received, one did not fulfill the minimum requirements and was disqualified. Qualifying proposals were received from:

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

An Evaluation Team of senior staff and the City's engineering consultants evaluated the proposals based on the criteria outlined in the RFP. Based on this evaluation, the proposal received from Cedar Crest Lands (B.C.) Ltd. met the specifications and was determined to provide the best overall value to the City. Cedar Crest has extensive experience in the construction of artificial turf fields throughout the lower mainland over the past decade. The company has a proven track record of bringing similar projects to successful completion within required timelines.

Quality control throughout the project construction is critical, 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 and may also result in the potential loss of RInC funding. Awarding all three projects to one contractor provides cost savings in contract administration. Cedar Crest's proposal included a total price of **\$2,781,862.65** (including GST), which was the lowest price of the three qualifying proponents.

The expenditure authorization limit includes the additional cost for increasing the width of the Newton Athletic Field to 70 meters (a requirement for University-level soccer) should Kwantlen Polytechnic University (KPU) agree to becoming an additional funding partner in this project. It is noted that KPU has provided \$50,000 to date for the planning, design and engineering of the Newton field. It is anticipated that KPU will provide up to an additional \$1 million dollar

contribution to the project, which will allow the field width to be increased and will also include a spectator facility.

The construction of the two fields and the tennis courts and related works is fully funded in the 2010 Park Development Capital Budget taking into account the RInC grants that have been received.

Construction is expected to commence in early January with completion of all three projects by September 2010. A separate report will be forwarded to Council related to the award of a contract for the supply and installation of the artificial turf related to the two artificial turf fields.

SUSTAINABILITY CONSIDERATIONS

The development of these projects promotes social sustainability through involving youth and adults in community recreation, which will act to build a stronger and healthier community. In addition, the artificial turf fields conserve water, do not require fertilizer, and do not require much motorized equipment in their maintenance, thereby promoting environmental sustainability. The two artificial fields will yield as much playing time as seven conventional grass fields, reducing the need to purchase land for grass fields, and thereby promoting fiscal sustainability.

CONCLUSION

Based on the discussion above, it is recommended that Council award Contract No. 1220-30-35-09 to Cedar Crest Lands (BC) Ltd. in the amount of **\$2,781,862.65**, including 5% GST, for the construction of civil works related to one artificial turf field at Hjorth Road Park, one artificial turf field at Newton Athletic Park and tennis courts at Greenaway Park and set the expenditure authorization for this contract at **\$2,881,862**, including 5% GST.

Laurie Cavan
General Manager,
Parks, Recreation and Culture