



City of
Peterborough

To: Members of the General Committee

**From: Richard Freymond
Commissioner of Corporate and Legislative Services**

Meeting Date: May 10, 2021

**Subject: Report CLSFM21-019
Budget Amendment and Award of Phase 3 for the Louis
Street Urban Park**

Purpose

A report to recommend a Budget Amendment and award of Phase 3 for the Louis Street Urban Park.

Recommendations

That Council approve the recommendations outlined in Report CLSFM21-019, dated May 10, 2021, of the Commissioner of Corporate and Legislative Services, as follows:

- a) That the Louis Street Urban Park Capital Budget be increased by \$1,143,460 from \$6,325,000 to \$7,468,460 and the additional \$1,143,460 be pre-committed from the 2022 Capital Budget to allow for the following work to be completed:
 - i. Removal of contaminated soils in the amount of \$475,000 plus \$225,000 in contingency to allow for additional unforeseen changes for a total of \$700,000 plus HST for completion of Phase 1 and 2;
 - ii. An amendment to the project scope in the amount of \$400,000 plus HST to allow for the design and installation a glycol heating system for the entire park area;
- b) That Phase 3 for the Louis Street Urban Park be awarded to Peak Engineering & Construction Ltd., P.O. Box 984, Brighton, Ontario, K0K 1H0, at a cost of \$901,421 plus HST of \$117,185 for a total cost of \$1,018,606.

- c) That the Administrative Staff Committee be authorized to approve any changes in the contract up to \$700,000 plus HST to give effect to recommendation a) i).

Budget and Financial Implications

The net \$1,143,460 requirement, after applicable HST rebates, as well as other professional fees associated with the project, can be accommodated within the amended budget of \$7,468,460. The total project costs are set out in Chart 1.

Chart 1

Total Project Costs

Line	Description	Amount
1	Phase 1 & 2 Construction, Consultant and Miscellaneous Costs	\$5,737,850
2	Additional Contaminated Soils and Contingency	\$700,000
3	Phase 3 Construction Costs	\$901,438
4	Sub-Total	\$7,339,288
5	City's Portion of HST	\$129,172
6	Total Project Cost	\$7,468,460

Background

Through Report CLSFM20-009 dated April 8, 2020, Proposal (RFP) P-04-20 Construction Management Services for the Louis Street Urban Park, Peterborough was awarded to Peak Engineering & Construction Ltd., P.O. Box 984, Brighton, Ontario, K0K 1H0.

Through Report CLSFM20-026 dated November 12, 2020, Construction Tender Phase 1 was awarded to Peak Engineering & Construction Ltd. Phase 1 included Contractor General Conditions, Testing & Inspection Allowance, Site works and services, Construction of the building, Masonry, Structural Steel and miscellaneous metals, Refrigeration Equipment, and parts of the Mechanical and Electrical packages.

Through Report CLSFM21-018 dated May 5, 2021, Construction Tender Phase 2 was awarded to Peak Engineering & Construction Ltd. Phase 2 included the balance of the mechanical and electrical work, landscaping, and sub-grade preparation.

City staff, the consulting team and contractor reviewed the design and bids for any cost savings and value engineering opportunities that would assist in the overall project

budget and design. To-date \$146,829 in value engineering savings have been approved for the project.

Additional Excavation and Contaminated Soils Removal

During the excavation down to subgrade at the north end of the park by Charlotte Street, the contractor uncovered old building foundations and brick rubble approximately 1 foot below the surface and this material extends up to 7 feet below finish grade of the park. This material is also mixed in with the known contaminated soils in this area of the park. It is not possible to obtain the required compaction of the ground with this material left in place and therefore must be removed as contaminated fill and disposed of off-site. During the excavation period the Testing and Inspection company is on site full time to provide direction on removals and only the necessary materials will then be removed. The materials are all to be dumped at the City's landfill and tracked by weigh bills to confirm exact quantities of materials removed. This additional excavation and soils removal is estimated to cost up-to an additional \$475,000.

The additional \$225,000 contingency being requested in this report is for any additional unforeseen issues that may arise or changes to the contract that may need to be made.

The additional work noted above will be awarded through a separate report by ASC, once the actual costs of the contaminated soils removal and any additional change orders have been approved.

Phase 3

Phase 3 of the Construction Tender is for the concrete surface finish and heated surfaces. During the design phase of the project City staff asked the consulting team to design a glycol heating system for the entire park area. The heated concrete surfaces will be controlled by moisture sensors located throughout the concrete surface connected to a Building Automation System to operate the system. This system was not part of the original construction budget estimate of \$6,325,000. Staff believe the additional cost of approximately \$400,000 to implement the system can be paid back within three years of reduced maintenance costs for snowplowing and snow shovelling of the park and will also increase safety within the park by providing a slip free surface year-round and will also extend the life of the concrete finish by not plowing and shovelling the surface. The balance of the Phase 3 cost in the amount of \$501,438 is for the poured concrete surfaces throughout the park.

Examples of heated walkways within City facilities are the main entrance at the Peterborough Sport & Wellness Centre, Peterborough Main Library, and the front and rear accessible ramps at City Hall. With the heated walkways installed, no snow removal and/or salt mixtures are required as the heating system maintains the heated surfaces automatically, therefore removing the requirement of any maintenance costs for removals during the winter months.

It is anticipated that the work would be completed and the park operational by December 31, 2021.

Council Approval

Part 7.4 of Procurement By-law 18-084 requires Council approval when the Contract Value cannot be accommodated within an Approved Budget and therefore requires a budget transfer or a pre-commitment against a future year's budget.

Summary

During the construction of the Urban Park unforeseen building foundations and rubble have been uncovered that require additional excavation and tipping fees, a heated concrete surface throughout the park is being recommended to improve safety, accessibility year-round and to reduce future maintenance costs. It is anticipated that the park will be operational by December 31, 2021.

Submitted by

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Commissioner of Corporate and Legislative Services

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