



CONTRACT AWARD OF CONSTRUCTION SERVICES FOR HUXLEY COMMUNITY PARK SKATEPARK

RECOMMENDATION

That the construction contract for the installation of a skatepark in Huxley Community Park located in Electoral Area B, be awarded to Radius Contracting Inc. for a value of \$659,100 (exclusive of refundable taxes).

BACKGROUND

At the January 22, 2019, RDN Regular Board meeting, the following motions were approved:

That an application for grant funding be submitted for the Huxley Community Park Improvements, Phase II through the ICIP-Community, Culture and Recreation Program.

That the Board supports the Huxley Park Improvements and commits its funding share of the project costs in the amount of \$206,346.

The grant application to the ICIP-CCR was successful and in July 2020, the Regional District of Nanaimo entered into a Shared Cost Agreement under the ICIP-Community, Culture and Recreation Program to a maximum federal/provincial contribution of \$567,354 for the Huxley Community Park Phase 2 Improvements project. Under the terms of the agreement, the project must be completed by March 31, 2025.

The project scope for the ICIP-CCR grant funding includes the construction of a cast-in-place skatepark and plaza, gravel parking lot, gravel paths, fencing, shade structure, benches, and garbage cans. (Attachment 1 – 3-D Skatepark Renderings and Overall Site Plan Overview).

The construction scope was put out to tender on March 24, 2021 and closed on April 26, 2021. One (1) tender bid was received from Radius Contracting Inc. for a total price of \$941,610 (excluding GST).

The engineering consultant retained for tendering services, VDZ + Associates, has reviewed the tender for compliance and recommends awarding the construction contract to Radius Contracting Inc.

The target project start date is August 15, 2021 with completion anticipated by the end of 2021.

In order to move the project forward in light of the value of the bid received, optional items are proposed to be removed from the original project scope and completed at a later date pending a funding review of Electoral Area B Community Parks 5-year Financial Plan.

Author: Elaine McCulloch, Senior Parks Planner

FINANCIAL IMPLICATIONS

The 2021 EA B Community Parks Budget has \$773,700 allocated to this project. The budget is broken down as follows:

| | |
|---|------------------|
| ICIP-CCR Grant Funds | \$567,354 |
| EA B Community Parks Transfer from Reserve Fund | \$ 55,000 |
| EA B Community Parks Contribution from Operating Fund | \$ 82,346 |
| Community Donations (Gabriola Skatepark Fundraising Assoc.) | \$ 69,000 |
| TOTAL BUDGET | \$773,700 |

A consulting firm hired to assist the RDN on this project (VDZ + Associates) has been retained to assist in the contract administration in the amount of \$14,520.

A single bid was received in the amount of \$941,610. With the addition of a 15% construction contingency of \$141,242, the total estimated construction cost is \$1,082,852.

Combined with the contract amount awarded to the consulting firm VDZ + Associates, total estimated cost of the project is in the range of \$1,097,372.

With a total budget of \$773,700, this represents a shortfall of \$323,672 to complete all the items listed in the tender documents.

Therefore, a revised project scope was prepared to allow the project to move forward within its allocated budget.

Through post-tender negotiations with the bidder, a revised construction scope with a cost of \$659,100 has been agreed upon that will allow this project to proceed within the allocated budget. The revised construction scope includes the cast-in-place concrete skatepark and plaza, a new gravel parking lot, and garbage cans.

The budget includes a contingency of \$98,865 (15% of the construction contract) to account for uncertainty specifically around rock removal on the site and other unforeseen underground site conditions.

| Table 1 - Summary of Revised Project Costs | |
|--|--------------------------------------|
| Project Components | Project Costs (excluding GST) |
| Contract Management, Field Services (VDZ + Associates) | \$14,520 |
| Construction Contract (Radius Contracting) | \$659,100 |
| Contingency (15% of construction contract) | \$ 98,865 |
| Total | \$772,485 |

The items removed from the original project scope include a shade structure, perimeter fencing, coloured concrete, landscaping, and the sports court seating area.

Unused project contingency funds may be used to complete the items that were removed from the original project scope where feasible. It is recommended the remaining items be considered for inclusion in the Electoral Area B 5-Year Plan for Community Parks.

The RDN has reached out to ICIP-CCR to inform them of the revised project scope and a representative of ICIP-CCR has advised that the project can proceed with the revised project scope.

STRATEGIC PLAN ALIGNMENT

Social Wellbeing - Make the Region a safe and vibrant place for all, with a focus on children and families in programs and planning.

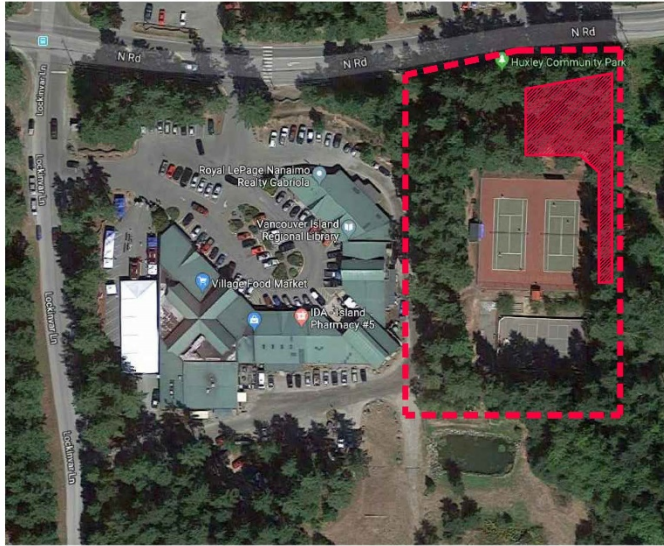
REVIEWED BY:

Y. Gagnon, Manager, Parks Services
J. Bradburne, Director of Finance
T. Osborne, General Manager, Recreation and Parks
P. Carlyle, Chief Administrative Officer

ATTACHMENT:

1. Site Location, 3-D Skatepark Renderings and Overall Site Plan Overview

ATTACHMENT 1 – Site Location, 3D Skatepark Renderings, and Site Plan Overview



Site Location

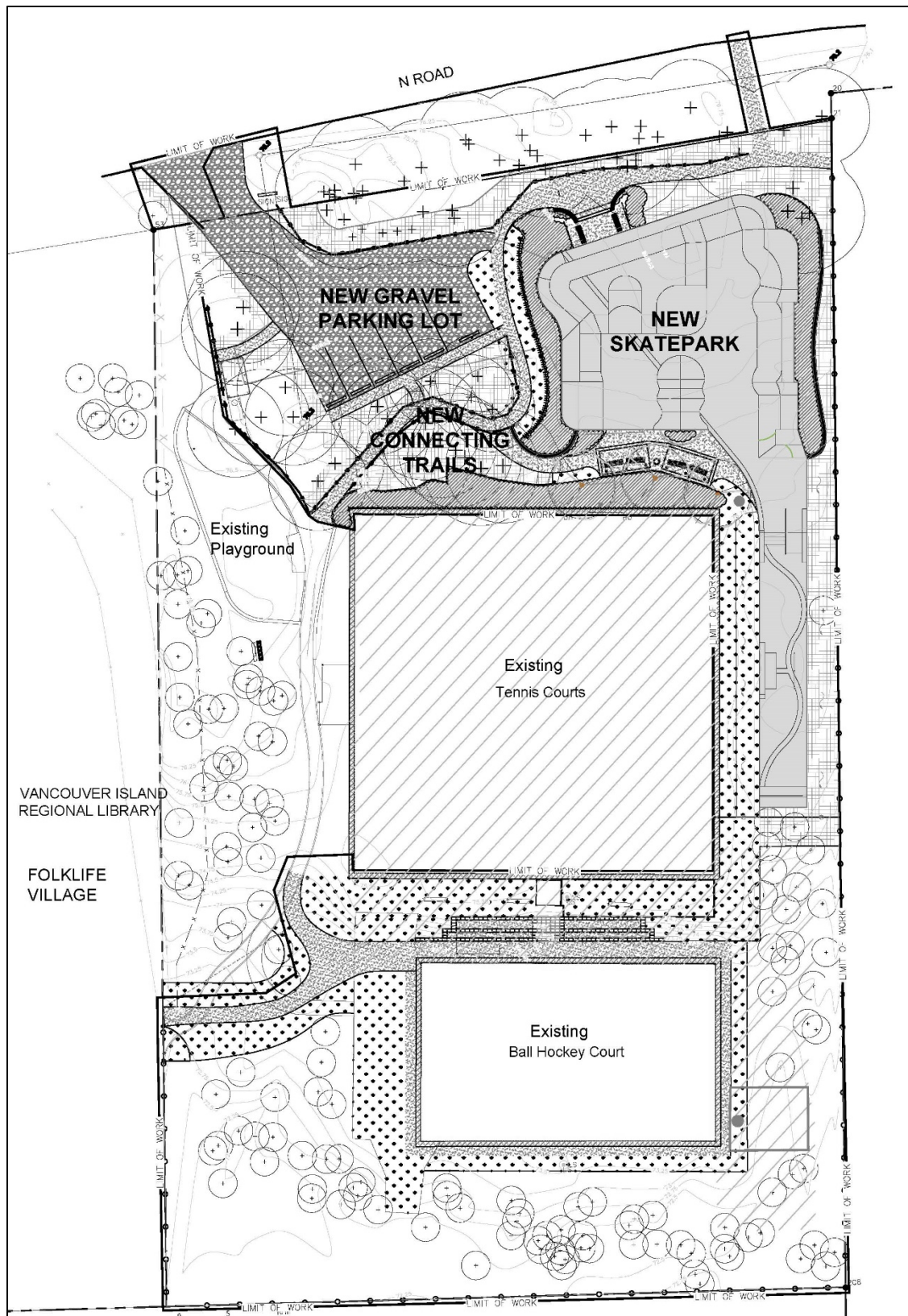
585 North Road, Gabriola Island, Electoral Area B



Flow Inspiration

3-D Renderings of skatepark concept plan





Site Plan Overview