



Township of Scugog Staff Report

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Report Number: PWIS-2024-008

Prepared by: Dan Rosebrugh, Manager of Capital Projects

Department: Public Works and Infrastructure Services

Report To: Council

Date: June 24, 2024

Reference: Strategic Direction 1: Infrastructure: Leverage and improve roads, transportation, infrastructure, facilities, equipment and assets

SD1 Objective 3: Improve waterfront amenities

Strategic Direction 5: Complete Community: Strengthen our communities to be inclusive, healthy, safe, connected and engaged.

SD5 Objective 1: Serve the community at all ages and stages

PWIS-2022-027 -Palmer Park Washrooms Updated Design Report

PWIS-2023-005 – Palmer Park Washrooms Construction – Contract Award, April 3, 2023

PWIS-2024-004 – Palmer Park New Washroom and Splashpad Replacement Update, March 4, 2024

Capital Account No. 923046 – Palmer Park Washroom Construction

Capital Account No. 924031 – Palmer Park Splashpad Construction

Contract No. S2024-12 – Palmer Park Washroom Building, Landscape and Splash ad Renovation

Report Title: **Palmer Park Washroom Building, Landscape and Splash Pad – Contract Award**

Recommendations:

1. **THAT** Report PWIS-2024-008, Palmer Park Washroom Building Landscape and Splash Pad – Contract Award, be received;
2. **THAT** the contract for Palmer Park Washroom Building, Landscape and Splash Pad Renovation be awarded to Powcon Inc in the amount of \$799,8756.00 (exclusive of all taxes);
3. **THAT** additional funding be allocated to Capital Account No. 20-70-600-923046-7377 Palmer Park Washroom Construction, not to exceed \$117,098 from the DC – Parks & Recreation Fund;
4. **THAT** additional funding be allocated to Capital Account No. 20-70-600-923046-7377 Palmer Park Washroom Construction, not to exceed \$13,011 from the Facility and Building Reserve Fund;
5. **THAT** additional funding be allocated to Capital Account No. 20-70-600-924031-7377 Palmer Park Splashpad Construction, not to exceed \$52,706 from the DC – Parks & Recreation Fund;
6. **THAT** additional funding be allocated to Capital Account No. 20-70-600-924031-7377 Palmer Park Splashpad Construction, not to exceed \$64,419 from the Facility and Building Reserve Fund;
7. **THAT** staff be directed to procure a contractor to design and install an upgrade to the existing electrical service at Palmer Park; and
8. **THAT** additional funding be allocated to Capital Account No. 20-70-600-923046-7377 Palmer Park Washroom Construction to address the electrical work, not to exceed \$75,000 from the Facility and Building Reserve Fund.

1. Background:

In 2021, Council approved the Waterfront Action Plan that outlines short, medium and long-term improvements to enhance the user experience of the waterfront. Two of the short-term projects identified in the Waterfront Action Plan include constructing a new washroom and replacing the existing splashpad.

In February 2022, Council awarded the contract for the design of a new washroom in Palmer Park to CIMA Canada Inc. (CIMA+). The new washroom is intended to reduce the portable washrooms that are rented on an annual basis and provide a better service for residents and visitors.

On June 20, 2022, a presentation was provided by CIMA+ and a staff report was brought forward at the Planning and Community Affairs Committee meeting. The report summarized the three options that were considered including self cleaning units, site-built construction and prefabricated modular units with an evaluation of each option.

At that time, the committee recommended to defer the decision on the preferred option to the July 2022 Council meeting to consider additional information on the options.

At the Council meeting on July 19, 2022, Council passed the following resolutions:

1. ***“THAT*** Report PWIS-2022-027, Palmer Park Washroom Design Updated Options Report, be received; and
2. ***THAT*** the Green Flush washroom building option be carried forward for the detailed design; and
3. ***THAT*** the detailed design investigate the inclusion of an adult changing table and a Hoyer lift and they be included if deemed feasible.”

On April 3, 2023 Council Awarded the contract for the construction of the pre-fabricated washrooms in Palmer Park to Greenflush Technologies. The prefabricated washroom building is currently being fabricated off-site and staff have been informed that it will be completed in July.

The 2023 Capital Budget included a design to replace the splash pad in Palmer Park. In April 2023, after a public Request for Proposal process, staff awarded the Palmer Park splash pad replacement design to Landscape Planning.

A Public Survey for the splash pad was made available on the My Scugog, Our Community website at www.my.scugog.ca and a report was brought to Council on March 4, 2024 with the results of the survey.

The survey provided two options for the design of the splashpad features and requested input on what people liked and would change on both of the options. The option preferred by the public was selected and modifications to the design were incorporated based on the public survey results. The final design of the splash pad has two play areas, one for younger children and one for older children. An armour stone seating wall, trees, tables with benches and shade umbrellas will be included in the landscaping surrounding the splash pad with the prefabricated washroom installed adjacent to the splashpad. Below are images of the final design for the splash pad equipment.



During the design phase, it was determined that the upgrades required for the splash pad servicing and controls would be efficiently completed through coordination in design and installation with the prefabricated washroom. Managing the two construction projects together will minimize the impact to the park users.

The tender for the site works and servicing the new washroom, and replacing the splash pad were combined into a single tender.

The purpose of this report is to recommend award of contract S2024-12 for Palmer Park Washroom Building, Landscape and Splash Pad Renovation to Powcon Inc.

2. Discussion

2.1. Scope of Work

The scope of work for this project will consist of the following components:

- Supply and installation of new buried utilities serving the new washroom building and splash pad including water, sanitary sewer and electrical
- Temporary safety fencing
- Site preparation, excavation and construction of a foundation for the prefabricated washroom building
- Coordination with Greenflush for installation of the prefabricated washroom building
- Connection of services to the prefabricated washroom building
- Full removal and replacement of the existing splash pad and equipment
- Landscaping, including armour stone seating, gathering tables with umbrellas, trees, a bike rack and litter receptacle.
- Site restoration

2.2. Schedule

Servicing and work to prepare the site for delivery of the prefabricated washroom building is expected to commence upon award. The washroom building is currently being fabricated and is expected to be completed in July.

The project will be completed in two stages, with site servicing and the installation of the washroom first. Access to the splash pad will remain open to the public during this time.

During installation of the water servicing to the new washroom, the water supply to the splash pad will need to be removed from the watermain. The work involves excavating Water Street to expose the new watermain and install a larger water service through the parking lot. This work is expected to be completed prior to the rehabilitation of Water Street. This work will result in a disruption to the operation of the splash pad for an estimated time of two weeks. Strict disinfecting and testing standards must be adhered to before the water to the splash pad can be reconnected.

During installation of the prefabricated building, a crane will be on site to unload and place the building. The parking lot will need to be closed for these activities in order to safely perform this work. After the washroom building has been commissioned, temporary public access to the washroom will be provided until full site restoration can be completed.

The second stage will commence after the Labour Day long weekend for the replacement of the splash pad, landscaping and final restoration works. The splash pad will not be accessible during this time. This phased approach will provide new washroom facilities as soon as possible and will have the least impact on the availability of the splash pad during the warmest months of the year. The project is expected to be completed in Fall 2024.

2.3. Tender Results

The Township of Scugog, under S2024-12, solicited bids for Palmer Park Washroom Building Landscape and Splash Pad Renovation. The tender was advertised on the Township of Scugog website using Bids and Tenders. A total of four bids were received before the closing date of June 4, 2024. Upon review of the four bids received, one of the submissions was found to be non-compliant and therefore cannot be considered in the award. Listed below is a summary of the bids considered:

NAME OF BIDDER	TOTAL TENDER AMOUNT (excluding HST)
Powcon Inc	\$799,876.00
MJK Construction Inc.	\$992,448.00
Melrose Paving Co. Ltd.	\$1,369,730.11

Based on Procurement By-Law 42-22, Powcon Inc is the lowest bidder that met all the needs of the Township.

2.4. Electrical Servicing

The servicing that feeds the existing electrical panel for the splash pad is not built to current standards. This electrical service is located near the edge of Palmer Park Parking Lot and provides power outlets for other amenities in the park, such as the outdoor skating rink, which is scheduled for expansion this winter. Electrical services in the park can also be used to help facilitate public and community events.

It is important that the existing electrical servicing to the park be upgraded to bring the servicing up to current standards while accommodating the splashpad, the new washrooms and the outdoor skating rink requirements to provide suitable amperage requirements into the foreseeable future. Coordinating the electrical upgrades at the same time as construction of the new washroom and splashpad will minimize disruption to the park and provide a safer, ample supply of power in the park.

3. Financial Implications:

Capital Account No. 924031 – Palmer Park Washroom - Construction

Approved Capital Budget	\$600,000
Greenflush Technologies (net of HST rebate)	\$499,071
	\$27,306

CIMA+ Contract Administration and Inspection (net of HST rebate)	\$185,211	
Powcon Inc (net of HST rebate)		
Contingency (10%)	\$18,521	
Electrical upgrades	\$75,000	<u>\$805,109</u>
Overbudget		<u>\$(205,109)</u>

Capital Account No. 923042– Palmer Park Splashpad Replacement -Construction

Approved Capital Budget		\$600,000
Landscape Planning Limited Subcontract for Contract Administration and Inspection (net of HST rebate)	\$25,519	
Powcon Inc (net of HST rebate)	\$628,733	
Contingency (10%)	\$62,873	<u>\$717,125</u>
Overbudget		<u>\$(117,125)</u>

These projects are over the budgeted amounts due to water servicing requirements and poor soil conditions requiring additional excavation and granular base to support the washroom building and splash pad. Electrical servicing upgrades, that could not be accommodated within the footprint of the pre-fabricated washroom also contributed to these amounts.

Additional funds not to exceed \$322,234 will be provided from the DC Parks and Recreation Fund and the Facility and Building Reserve.

4. Communication Considerations:

Information will be provided on the MyScugog website and social media to provide the public with a means to keep updated on the progress of the project and to notify of any disruptions of service.

5. Conclusion:

It is recommended that contract S2024-12 Palmer Park Washroom Building, Landscape and Splashpad Renovation be awarded to Powcon Inc. and that the electrical servicing be upgraded in Palmer Park.

Respectfully Submitted by:

Dan Rosebrugh
Manager of Capital Projects

Reviewed By:

Robert Frasca
Acting Director of Public Works
and Infrastructure Services

Report Approval Details

Document Title:	Palmer Park Washroom Building, Landscape and Splash Pad - Contract Award - PWIS-2024-008.docx
Attachments:	
Final Approval Date:	Jun 17, 2024

This report and all of its attachments were approved and signed as outlined below:



Robert Frasca



Kenneth Nix