Section I – Items for Board of Directors Action

RES.#B18/19 - BOLTON CAMP REDEVELOPMENT MUNICIPAL SERVICING PROJECT

Award of Contract 2018-096T for the installation of new water and wastewater services at Bolton Camp, Town of Caledon, in the Regional Municipality of Peel.

Moved by: Dipika Damerla
Seconded by: Jack Heath

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Contract 2018-096T be awarded to Earth Boring Co. Limited for the supply of all labour, equipment and materials necessary to install new water and wastewater services to Bolton Camp, in the Town of Caledon, at a total cost not to exceed $3,847,082, plus HST, as they are the lowest bidder that meets Toronto and Region Conservation Authority (TRCA) specifications;

THAT TRCA staff be authorized to approve additional expenditures to a maximum of 20% of the contract cost as a contingency allowance, if deemed necessary;

THAT should staff be unable to execute an acceptable contract with the awarded contractor, staff be authorized to enter into and conclude contract negotiations with the other contractor that submitted a tender;

AND FURTHER THAT authorized TRCA officials be directed to take any action necessary to implement the agreement including obtaining any required approvals and the signing and execution of documents.

CARRIED

BACKGROUND

Since the purchase of the Bolton Camp property, TRCA staff has been consulting with municipal partners and community groups on redevelopment of the property and what it should ultimately be used for. Through this process, staff has developed a concept plan for re-purposing Bolton Camp from its previous use as an overnight summer camp for youth and families of Toronto to an outdoor centre for participants of all ages. Proposed programming at the renewed Bolton Camp may include adventure, sports and fitness activities, community art and culture programs, outdoor education and training, leadership development and social entrepreneurship opportunities.

Phase one of the redevelopment commenced in 2017 with planned completion in 2020 and will focus on transforming the lower camp area into a multi-functional space with a specific focus on involving and servicing a variety of community needs. This phase one work includes operational requirements such as site servicing (water, sewer, hydro), a new entrance and internal roadways, parking lots, bridge replacement, and retrofitting the former recreation hall building and outdoor pool into an inclusive community recreation complex. During this re-launch period, TRCA is also developing partnerships with like-minded community groups and organizations such as the Canadian Tire Jumpstart Charities, Jays Care Foundation, YMCA, Caledon Challenger Baseball, Caledon Community Services, local schools, Rotary Clubs and others to develop and implement compelling recreational, health and wellness activities, arts and culture programs and education-based initiatives that will serve a variety of interests and meet community needs.

Most recently, the accessible baseball diamond was completed in June 2018 in partnership with the Caledon Challenger Baseball Program, Jays Care Foundation and the Town of Caledon and is the first major development to be realized at Bolton Camp. Currently, the new high voltage hydro service is being installed with completion scheduled for early Spring 2019.

The Bolton Camp property was previously serviced by well and septic systems; the introduction of water and wastewater is imperative to the future programming and site amenities as well as in obtaining full site plan approval.

At Executive Meeting #1/18, held on March 2, 2018, Resolution #B6/18 was approved, in part, as follows:

> *The Regional Municipality of Peel-Water and Wastewater Infrastructure Consulting Services Agreement. Approval to enter into an agreement with The Regional Municipality of Peel for consulting services in support of water and wastewater infrastructure improvements at Bolton Camp, Town of Caledon, in the Regional Municipality of Peel.*

As part of the Town of Caledon's Site Plan Approval for the redevelopment of Bolton Camp, the municipal infrastructure design is a critical component to provide domestic and fire protection water supply as well as sewage/wastewater disposal for the future operations and programming. TRCA staff engaged the Region of Peel's Public Works staff to provide their knowledge and expertise based on their extensive experience in implementing infrastructure projects of a similar nature. The Region of Peel's Public Works staff worked with TRCA to facilitate the detailed design and procurement for the proposed services. The design consists of approximately 1.2km of water and sanitary force mains including an on-site pumping station. The water main will supply both domestic water demands and fire flow requirements to satisfy Ontario Building Code requirements for occupancy and on-site fire suppression. The sanitary force main will allow for future connections to washroom facilities being proposed for planned retrofits to the existing buildings. The alignment of the site servicing and location of the pumping station has been designed to mitigate disturbance to the sensitive areas within Bolton Camp and the construction methodology will include erosion control measures to protect the surrounding environment.

RATIONALE

Tender 2018-096T was publicly advertised on the electronic procurement website *Bid&Tenders* (http://www.bidandtenders.ca/) on December 21, 2018 with a mandatory site information meeting held on January 7, 2019. Approximately 50 contractors attended the site meeting varying from general contractors, material suppliers and specialized construction trades.

The Region of Peel's Purchasing department and TRCA staff opened the Tenders on February 8, 2019 with the following results:

Tender #2018-096T
Construction of Sewage Pump Station, Sanitary Sewer and Watermain at Bolton Camp, Town of Caledon

BIDDERS	TOTAL (plus HST)
Earth Boring Co. Limited	$3,847,082
London Excavators & Trucking Ltd	$4,458,299
Sierra Excavating Enterprises Inc	$4,936,860
Drainstar Contracting Ltd.	$6,157,084
Robert B. Somerville Co. Limited	$7,713,012
Sona Constructor Inc.	$7,897,000

TRCA staff reviewed the bid received from Earth Boring Co. Limited against the cost estimate and has determined that the bid is of reasonable value and also meets the requirements as outlined in the contract documents. Further assessment by TRCA staff of Earth Boring Co. Limited's experience and ability to undertake similar projects was conducted through reference checks which resulted in positive feedback that Earth Boring Co. Limited is capable of undertaking the scope of work.

Based on the bids received, staff recommends that Earth Boring Co. Limited be awarded Contract #2018-096T for the supply of all labour, equipment and materials necessary to install new water and wastewater services to Bolton Camp, in the Town of Caledon, at a total cost not to exceed $3,847,082, plus HST, as they are the lowest bidder that meets TRCA specifications.

The project is scheduled to be substantially completed by October 31, 2019. The property is not currently open to the public, however, summer programs including the use of the baseball diamond will continue. Appropriate construction fencing and signage will be erected around the construction areas and was included in the tender pricing.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan
This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:
Strategy 3 – Rethink greenspace to maximize its value
Strategy 5 –Foster sustainable citizenship

FINANCIAL DETAILS
Funds required to complete this project are available from the Region of Peel Capital Funding within account code # 433-20

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