

### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Board of Directors  
Meeting #5/20, Friday, June 26, 2020

**FROM:** Michael Tolensky, Chief Financial and Operating Officer  
Richard Ubbens, Director, Parks and Culture

**RE:** **REQUEST FOR TENDER FOR PETTICOAT CREEK CONSERVATION AREA  
HYDRO SERVICE INFRASTRUCTURE REPLACEMENT**  
Petticoat Creek Conservation Area – Urgent Hydro Service and Electrical  
Infrastructure Procurement (RFT No. 10033092)

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#### KEY ISSUE

Award of Request for Tender (RFT) No. 10033092 for the supply of all labour, equipment and materials necessary to install a new hydro service within Petticoat Creek Conservation Area (PCCA), in the City of Pickering, Region of Durham and next steps regarding TRCA efforts with partners financing this required infrastructure upgrade and other required infrastructure projects at Petticoat Creek Conservation Area.

#### RECOMMENDATION

**WHEREAS** Toronto and Region Conservation Authority (TRCA) staff recommend the urgent replacement of the existing failing hydro service and electrical infrastructure within PCCA;

**AND WHEREAS** TRCA staff have assessed the existing hydro service and electrical infrastructure, generated a report with the required recommendations, and received tenders to complete the work;

**AND WHEREAS** TRCA solicited tenders through a publicly advertised process;

**THEREFORE, LET IT BE RESOLVED THAT** Request for Tender (RFT) No. 10033092 for Hydro Service Replacement Project be awarded to Dilisado Enterprises at a total cost not to exceed \$537,000 plus applicable taxes, to be expended as authorized by TRCA staff;

**THAT** TRCA staff be authorized to approve additional expenditures to a maximum of \$53,700 (approximately 10% of the project cost), plus applicable taxes, in excess of the contract cost as a contingency allowance if deemed necessary;

**THAT** should TRCA staff be unable to negotiate a contract with the above-mentioned proponent, staff be authorized to enter into and conclude contract negotiations with other Proponents that submitted quotations, beginning with the next lowest bid meeting TRCA specifications;

**THAT** authorized TRCA officials be directed to take whatever action may be required to implement the contract, including the obtaining of necessary approvals and the signing and execution of any documents;

**AND FURTHER THAT** TRCA staff fund the urgent procurement using unrestricted reserves and approach both the City of Pickering and the Region of Durham to reimburse

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### **TRCA and determine funding mechanisms for further infrastructure projects at PCCA.**

#### **BACKGROUND**

In accordance with Toronto and Region Conservation Authority's (TRCA) Strategic Business Planning Policy and Procedure (SBPPP), all potential new projects/programs or proposed modifications to existing initiatives must proceed through the SBPPP workflow, including reporting to the Board of Directors for informational purposes.

The electrical infrastructure at PCCA was originally installed in the early 1970's. Since this time, the PCCA has seen significant growth in amenities and infrastructure, more notably the PCCA's Aquatic Facility and a Rogers Telecommunications Tower. These additional power requirements, in combination with the age of the infrastructure, several electrical failures and subsequent numerous repairs, have caused significant negative impact on park operations and use. In order to ensure the safety of staff and park users, and the continued capacity to operate the facility including its pool, splash pad, washrooms, day use areas, maintenance shop and cell tower, an assessment and replacement of the current system was required.

In May 2016, TRCA staff retained Kavski Engineering to provide professional electrical engineering services to assess and make recommendations for upgrades to PCCA's entire electrical infrastructure. The engineer focused their assessment on maintaining a high level of safety for staff and the general public through recommendations that incorporate recent electrical code changes and the future growth and needs of the facility. Results from the assessment determined that key infrastructure such as transformers and switches are past their performance life cycle. The transformers would need to be replaced with higher capacity units which would additionally require the replacement of cabling and electrical panels within the building. This new infrastructure will alleviate both safety concerns and the growing need for upgraded hydro services to continue to offer a high level of service.

TRCA staff have also undertaken a comprehensive review of the current conditions of infrastructure across Petticoat Creek Conservation Area. This review highlighted several pressing issues that will require funding in the near future, including the following:

- The office/workshop requires a new metal roof, interior demolition and reinstatement of the office/staff lunchroom, as well as a new heating system for winterization operations. The current condition is a health and safety issue for the staff using the facility resulting in the need for a temporary office on site. A cost estimate for this work is being prepared.
- The driveway entrance into the park requires major reconstruction. The existing roadway has resulted in complaints and incidents for both vehicles, pedestrians and cyclists and is a liability to TRCA. This project will incorporate a formal pathway which is not part of the existing driveway and will strive to meet AODA requirements. A preliminary estimate of this work is anticipated to be \$275,000.
- The aquatic facility requires a comprehensive review and condition assessment to help diagnose and address the ongoing mechanical issues. The pool is the main attraction at PCCA and the potential for a mechanical failure would force the closure of the facility during operating season. Currently there is no estimated budget as an engineering forensic review is required.

#### **RATIONALE**

The electrical supply for the Petticoat Creek and all its amenities (pool, splash pad, change rooms, washrooms, day use areas, Rogers cell tower, lighting, maintenance shop etc.) is past the end of its useful life and is experiencing multiple emergency repairs. Further failures continue to occur despite ongoing repairs and the system has significantly deteriorated. The

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system is unsafe and insufficient to meet the current demand for power. TRCA will lose significant revenues and even face park closure if the system fails. Currently an area of the park has no power and as a result the south washroom and other amenities are not available for usual camp use. An annual revenue loss of \$110,000 per year is expected in a normal operating year.

With the current closure of the facility, TRCA has the unique opportunity to replace the failing electrical system without impeding the operations of the facility. A Request for Tender (RFT) was publicly advertised on the public procurement website [www.biddingo.com](http://www.biddingo.com) on March 5<sup>th</sup>, 2020 with a mandatory site meeting on March 11<sup>th</sup>, 2020. The RFT closed on March 26<sup>th</sup>, 2020.

The Procurement Opening Committee opened the Tenders on April 5, 2019 at 10:00am with the following results:

Proponent	Fee (Plus HST)
Dilisado Enterprises	\$ 537,000
KPC Power	\$630,753
Black and McDonald	\$ 695,160
Avertex	\$ 751,377

Staff reviewed the bid received from Dilisado Enterprises against its own cost estimate and has determined that the bid is of reasonable value and meets the requirements as outlined in the RFT documents. Therefore, it is recommended that contract No. 10033092 be awarded to Dilisado Enterprises at a total cost not to exceed \$537,000.00, plus 10% contingency, plus applicable taxes, it being the lowest bid meeting TRCA's specifications.

### **Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan**

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:

**Strategy 3 – Rethink greenspace to maximize its value**

**Strategy 7 – Build partnerships and new business models**

### **FINANCIAL DETAILS**

TRCA staff recommend that reserves be used to fund the emergency project and explore a payback strategy that will include a request of onetime special project funding from the City of Pickering, Region of Durham and private stakeholders to support this initiative and future infrastructure projects at PCCA.

**Report prepared by: Aaron J. D'Souza, extension 5775**

**Emails: [aaron.dsouza@trca.ca](mailto:aaron.dsouza@trca.ca)**

**For Information contact: Michael Tolensky, extension 5965 or Richard Ubbens, extension 5672**

**Emails: [michael.tolensky@trca.ca](mailto:michael.tolensky@trca.ca), [richard.ubbens@trca.ca](mailto:richard.ubbens@trca.ca)**

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