



The Corporation of the Town of Tecumseh

Community & Recreation Services

To: Mayor and Members of Council

From: Beth Gignac, Director Community & Recreation Services

Date to Council: May 28, 2024

Report Number: CRS-2024-16

Subject: Lacasse Park Parking and Trail Improvement Project – Tender Award

Recommendations

It is recommended:

That the tender of the Lacasse Park Parking and Trail Improvement Project in the amount of \$1,068,049.50 (excluding HST) **be awarded** to Piera Con Enterprises;

And that the request for additional funding of \$30,000 including non-refundable HST, **be authorized and funded** through the Infrastructure Reserve;

And further that By-law 2024-037 **be considered** for first, second, third and final reading, **to authorize** the Mayor and Clerk to execute an agreement, satisfactory in form to the Town's Solicitor, with Piera Con Enterprises.

Background

At the January 17, 2024 Special Meeting of Council, the Community & Recreation Services Department presented improvement plans to restore and construct several park elements as part of the general refresh and improvements of Lacasse Park that leverage the reconstructed Bert Lacasse Baseball Park and improve pedestrian safety.

At the January 23, 2024 Regular Meeting of Council, funding was approved in the Community and Recreation Services 2024 One (1) Year Capital Works Plan ([RCM](#)

[09/24](#)) and as set out in Report CRS-2024-02 for \$1,200,000 that includes landscape treatments and hardscape improvements such as parking lot resurfacing and additions, and new trail connections. An excerpt of the report is as follows:

A3: Lacasse Park

Previously Approved	Requested for 2024	Total Project Costs
\$0	\$1,200,000	\$1,200,000

As presented to Council at the SCM on January 17, 2024, CRS plans to refresh several park elements to leverage the reconstructed Bert Lacasse Baseball Park and improve pedestrian safety.

Project elements include concrete pads for bleachers, fence repairs, landscaping, pathway network, parking additions and resurfacing, new pavilion, and additional signage.

A tender will be advertised in the first quarter of 2024 with all work planned to commence immediately and be completed by early July.

Funding for this is to be provided from the following:

- Infrastructure Reserve in the amount of \$1,000,000
- Parks Lifecycle Reserve in the amount of \$100,000
- Trails Lifecycle Reserve in the amount of \$100,000

Reference:

Report PWES-2023-01 “2023-2027 Public Works & Engineering Five-year Capital Works Plan” January 26, 2023 Motion: [SCM-04/23](#)

January 17, 2024 Special Meeting of Council, Community & Recreation Services 2024 Capital Budget [Presentation](#) Motion 05/24.

Prior to this, Council approved a budget allocation of \$3,569,500 inclusive of non-refundable HST towards the construction of the new grandstand and in-ground dugouts at Bert Lacasse Baseball Diamond, as outlined in corresponding Reports CRS-2022-05 and CRS-2023-19.

A rendering of the conceptual design for the Lacasse Park Parking and Trail Improvement Project is illustrated in Attachment 1.

Comments

A Tender call was advertised on the Town's website and Bids and Tenders account on May 3, 2024. In response, a total of nine (9) proponents submitted a proposal, which were virtually opened in the presence of the Purchasing Officer.

Administration, in conjunction with the architect, reviewed all submitted proposals and determined that all the proponents demonstrated an ability to satisfy the contract. The tender results are included in Attachment 2 and summarized as follows:

Tenderer	Total Tender Price (excluding HST)
Piera Con Enterprises	\$1,068,049.50
Powerserve Inc.	\$1,110,395.00
Sterling Ridge Infrastructure	\$1,113,350.00
Sherway Contracting	\$1,136,213.00
SheaRock Construction	\$1,158,438.00
TAC Group	\$1,167,315.00
JCS Construction Inc.	\$1,183,463.00
Jones Group	\$1,210,831.76
Nevan Construction Inc.	\$1,437,550.00

All Tenderers submitted the required Bid Bond.

Based on the review of all tender submissions and relative previous experiences, Administration, in consultation with Ron Koudys Landscape Architects Inc. and RC Spencer Associates Inc., recommends that Council award the tender for the Lacasse Park Parking and Trail Improvement Project, in the amount of \$1,068,049.50 (excluding HST), to Piera Con Enterprises, and that the Mayor and Clerk be authorized to execute an agreement, satisfactory in form to the Town's Solicitor, with Piera Con Enterprises.

Consultations

Financial Services
 Public Works & Engineering Services
 Ron Koudys Landscape Architects Inc.
 RC Spencer Associates Inc.

Financial Implications

The tendered costs are summarized below:

Cost Item	Amount
Construction (tender)	\$1,008,049.50
Inspection and Geotechnical Testing Allowance	\$10,000.00
Contingency Allowance	\$50,000.00
Sub-total	\$1,068,049.50
Non-rebated HST (1.76%)	\$18,797.67
Total	\$1,086,847.17

The construction of the new south parking lot and the pathway trail connection to St. Thomas Street were identified as provisional items within the tender due to uncertainties surrounding expected costs against the available budget. As a result, Administration has decided to not include this aspect of the project and will seek an alternative approach to complete this project component in the near future.

A financial expense summary is outlined below providing incurred costs to date on related elements of the Lacasse Park Improvement project:

Expensed Project Items	Amount
Restoration of Baseball Scoreboard and 3D Logos	\$33,260.25
Supply of Furnishings for Inground Dugouts	\$20,250.00
New Wayfinding Signage	\$6,807.74
Demolition of Existing Pavilion	\$8,649.60
Exterior Restoration of Gene’s Cabin	\$28,755.00
Landscape Architect and Engineering Services Contract	\$41,884.42
Total	\$139,607.01
Approved Funding Amount	\$1,200,000.00
Remaining Project Funding Balance	\$1,060,392.99

The tendered costs as presented in the report marginally exceed the remaining project funding balance of \$1,060,392.99. Therefore, Administration recommends funding the difference in the amount of \$30,000 out of the Infrastructure Reserve.

As previously reported, a sponsorship funding contribution of \$50,000 from the St. Clair College Alumni Association towards the landscaping, signage and scoreboard will provide funding back to the Infrastructure Reserve to cover the shortfall.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Daniel Wolicki
Manager Facilities & Energy Management

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Beth Gignac, BA Hons
Director Community & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Rendering of Conceptual Design – Lacasse Park Parking and Trail Improvement Project
2	Summary of Tender Results – Lacasse Park Parking and Trail Improvement Project