



## 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:** Tuesday, March 11, 2025

**Report Number:** CRS-2025-02

**Subject:** Lakewood Park Improvement Project – Tender Award

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### Recommendations

It is recommended:

**That** the tender of the Lakewood Park Improvement Project Phase 1 in the amount of \$3,899,319.40 (excluding HST) **be awarded** to Bear Construction and Engineering Inc.;

**And that** a by-law be prepared to authorize the Mayor and Clerk to execute an agreement, satisfactory in form to the Town's Solicitor, with Bear Construction and Engineering Inc.;

**And further that** project funding allocations, reflecting a total budget requirement of \$3,967,947.42 inclusive of non-rebated HST with an increase of \$1,081,332.93 to the original allocation be accommodated as follows:

- Infrastructure Reserve Fund – additional funding increase of \$1,081,332.93

### Executive Summary

Lakewood Park (South) at 13451 Riverside Drive will undergo a significant improvement project featuring an all-season washroom facility, a water feature, a natural amphitheatre with an entertainment pavilion, and a food truck and event plaza area. These new park elements will support the community and complement the existing park landscape.

## Background

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 \$3,125,000 to design and construct several new park elements as part of the Lakewood Park South Plaza Masterplan, including an outdoor washroom facility, water feature, event plaza and pavilion, along with a parking barrier arm gate system for added security enhancements. An excerpt from the Capital Works Plan for this item is as follows:

### **A1: Lakewood Park South Plaza \$3,125,000**

Previously Approved	Requested for 2024	Total Project Costs
\$2,000,000	<b>\$1,125,000</b>	\$3,125,000

As presented to Council at the SCM on January 17, 2024, CRS will be installing previously identified new park amenities for all ages and all seasons. New elements include year-round washrooms, water feature, event plaza, pavilion/stage/shelter, firepit, seating and added storage. Another Lakewood Park element that will be enhanced as part of this project is a parking lot barrier arm system for added security.

A water feature and year-round washrooms were planned for installation in Lakewood as part of the Lakewood Master Plan adopted in 2013. A shelter was planned for installation in Lakewood Park as part of the Community and Recreation Services Capital Priorities presentation endorsed by Council on March 29, 2022.

A tender will be advertised in the first quarter of 2024 with all work planned to commence after Canada Day 2024.

Funding for this is to be provided from the following:

- Infrastructure Reserve in the amount of \$1,125,000

### **Reference:**

March 29, 2022 Special Meeting of Council, Community & Recreation Services: Capital Priorities 2023-2026 Motion: SCM-12/22

Report CRS-2022-17 “2022 Parks Five (5) Year Capital Works Plan” December 13, 2022 Motion: RCM-332/22

Report CRS-2023-21 “Lakewood Park South, Level of Services and Security for Parking Lot” November 14, 2023 Motion: RCM-304/23

January 17, 2024 Special Meeting of Council, Community & Recreation Services 2024  
Capital Budget Presentation

## Comments

In 2024, the following work was completed on this project:

**Installation of Parking Arm Security Gates** – this was installed in 2024 due to several years of complaints about nuisance behaviour received from residents and the OPP. Since installation, there has been a marked decrease in these activities, and the gates have been deemed a successful deterrent.

**Naturalized Amphitheatre** – due to excavation requirements for the new parking lot at Lacasse Park, there was a need to remove the fill from Lacasse Park. Since the naturalized amphitheatre required fill for its construction, it was an efficient and effective way to solve for both the removal of fill from Lacasse Park and the use of that material to construct the amphitheatre at Lakewood Park South.

**Essex Powerlines New Utility Service Connection** – a new service connection to the area was required to accommodate increased use due to the year-round washroom building, the all-ages water feature and to provide increased power for events.

**Hazardous Building Materials Assessment** – since the cart shed will be removed as part of this project, this assessment was necessary for demolition.

**Architect and Engineering Services Contract** – Archon Architects Incorporated worked with Ron Koudys Landscape Architects, RC Spencer, JACE and Essex Powerlines to provide detailed site design plans, including site servicing requirements, which led to the development of the tender documents.

These project elements cost \$238,385.51 from the approved budget of \$3,125,000.00, providing an allowance of \$2,886,614.49 for the balance of the work represented in this Tender.

## Project Cost Estimates Review

During the development of the Tender documents, it was determined that site servicing had not been considered in the original cost estimates, prepared in late 2021 and provided to Council in Report CRS-2022-01, 2022 Parks Capital Works Plan.

Further, pricing increases reflected in the Statistics Canada Building Construction Price Indexes for 2022, 2023 and 2024 were 15.3%, 14.5% and 5.4% respectively. Applying these indexes to the original project estimate of \$3,100,000 would increase the estimate to a present-day value of approximately \$4,300,000.

The combined cost pressures of construction index and addition of site servicing costs have rendered the original cost estimate as obsolete.

## Tender Review

The development of the Tender documents started in Q3 2024, with a Tender call advertised on the Town's website and Bids and Tenders account on January 2, 2025. The Tender was published on January 2, 2025, with a Questions deadline of February 7, 2025, and a Closing date of February 13, 2025. A site meeting was also held on January 9, 2025, to provide an orientation to the park for any interested parties.

In response to the Tender call, a total of eight (8) proponents submitted a proposal, which were opened, virtually, in the presence of the Purchasing Officer. With eight (8) proponents, this can be deemed a very competitive process.

Furthermore, there were 58 Suppliers signed up as plan takers; 91 questions were submitted to the Tender and 7 addenda provided, as a result.

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:

<b>Tenderer</b>	<b>Total Tender Price (excluding HST)</b>
Bear Construction and Engineering Inc.	<b>\$3,899,319.40</b>
TCI Titan Construction Inc.	\$4,029,000.00
Piera Con Enterprises	\$4,151,098.00
Sterling Ridge Infrastructure	\$4,863,561.00
Front Construction	\$5,133,333.00
Vince Ferro Construction	\$5,230,450.00
Gulf Developments Inc.	\$5,518,509.44
Joe's Cement Work	\$6,438,856.38

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 Archon Architects Inc., recommends that Council award the Tender for the Lakewood Park Improvement Project, in the amount of \$3,899,319.40 (excluding HST), to Bear Construction and Engineering Inc., and that the Mayor and Clerk be authorized to

execute an agreement, satisfactory in form to the Town’s Solicitor, with Bear Construction and Engineering Inc.

## Consultations

Public Works & Engineering Services  
 Financial Services  
 Ron Koudys Landscape Architects Inc.  
 Archon Architects Incorporated

## Financial Implications

The tendered costs are summarized below:

Cost Item	Amount
Construction (tender)	\$3,539,319.40
Inspection and Geotechnical Testing Allowance	\$10,000.00
Contingency Allowance	\$350,000.00
Sub-total	\$3,899,319.40
Non-rebated HST (1.76%)	\$68,628.02
<b>Total</b>	<b>\$3,967,947.42</b>

A financial expense summary is outlined below providing incurred costs to date on related elements of the Lakewood Park Improvement Project Phase 1:

Expensed Project Items	Amount
Parking Arm Security Gates	\$38,465.28
Material for Naturalized Amphitheatre	\$35,366.44
Essex Powerline New Utility Service Connection	\$59,618.88
Hazardous Building Materials Assessment	\$5,240.64
Architect and Engineering Services Contract	\$99,694.27
Total	\$238,385.51

Approved Funding Amount	\$3,125,000.00
Remaining Project Funding Balance	<b>\$2,886,614.49</b>

The tendered costs as presented in the report exceed the remaining project funding balance of \$2,886,614.49. Therefore, Administration recommends funding the difference in the amount of \$1,081,332.93 out of the Infrastructure Reserve.

### Link to Strategic Priorities

Applicable	<a href="#">2023-2026 Strategic Priorities</a>
<input checked="" 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 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

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Plan Rendering of Lakewood Park Improvement Project Phase 1
2	Summary of Tender – Lakewood Park Improvement Project Phase 1