

ITEM	8
MANAGER'S REPORT NO.	10
COUNCIL MEETING	95/03/06

TO : CITY MANAGER
DATE: 1995 MARCH 02

FROM : DIRECTOR RECREATION AND CULTURAL SERVICES

RE : REVIEW OF TENDER BIDS FOR SWANGARD STADIUM REDEVELOPMENT

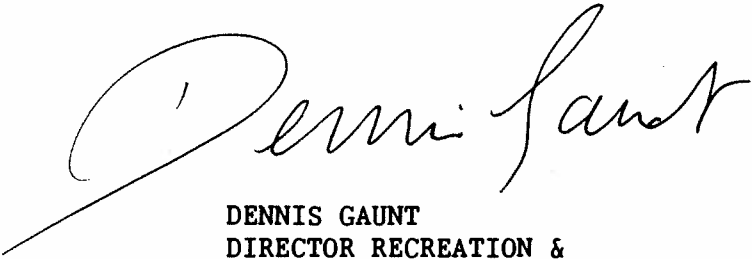
PURPOSE : To inform Council of the postponement of the Swangard Stadium redevelopment.

RECOMMENDATION:

- 1. THAT this report be received for information purposes.

REPORT

At its meeting of 1995 March 01, the Parks and Recreation Commission received the attached staff report on the above subject and adopted the two recommendations contained therein.



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

tc
Attachment
A/3427

cc: Director Planning & Building
Director Engineering
Director Finance

~~ITEM 9
DIRECTOR'S REPORT NO. 4
COMMISSION MEETING 95/03/01~~

**SUBJECT: REVIEW OF TENDER BIDS FOR SWANGARD STADIUM
REDEVELOPMENT**

RECOMMENDATIONS:

1. THAT the redevelopment of Swangard Stadium be postponed until 1996.
2. THAT the Commission so inform City Council.

ITEM	8
MANAGER'S REPORT NO.	10
COUNCIL MEETING	95/03/06

REPORT

1. **Tender Bids:**

The tenders for the refurbishing of Swangard Stadium closed on 1995 February 16. Ten bids were received as outlined on Attachment #1.

The low bid was \$389,000 higher than the budget provided. The budget was based upon preliminary estimates prepared earlier in 1994 without the benefit of full design. Together with potential increases in some other parts of the project budget, it is anticipated that the cost could rise to approximately \$500,000 greater than the total project budget of \$2,200,000. There are a number of reasons for these increases..

- 1.1 A weakness of the current Swangard layout is that some of the "field" events occur within the playing surface of the soccer/rugby pitch. At the request of the sport governing bodies, an attempt was made to place all of these event set ups outside the playing surface. This required additional space to accept them which was obtained through the construction of retaining walls which added to the cost.
- 1.2 Similarly an irrigation system was called for slightly different from a conventional system in order to keep the sprinkler heads off the field of play.
- 1.3 The fast tracking of the project left bidders with insufficient time in which to prepare a fully competitive bid. It is therefore believed that a premium was added to the bids by the contractors as protection against the unforeseen.
- 1.4 Also due to the fast tracking, a soils investigation report was being written at the same time as the preparation of the final design. The soils report revealed certain conditions that required additional remedial drainage work which was incorporated into the final tender document.

ITEM	8
MANAGER'S REPORT NO.	10
COUNCIL MEETING	95/03/06

ITEM 9
 DIRECTOR'S REPORT NO. 4
 COMMISSION MEETING 95/03/01

SWANGARD STADIUM REFURBISHING

PAGE 2 OF 3

2. Funding:

The funding from the three levels of Government (Federal/Provincial/Municipal) is in place. The Swangard Society is doing an excellent job of fundraising its contribution and is more than half way towards its goal.

However, there is still in excess of \$200,000 to be raised and therefore parts of the existing project plan (within the full \$2,200,000 budget) could be in jeopardy until there is confirmation of the completion of the fundraising activity, irrespective of any additional costs due to the tender bids quoted.

3. Potential Methods of Creating Savings:

Given more time, there are number of ways in which the project can be adjusted in order to achieve a number of savings. They are as follows:

- 3.1 Further investigation has revealed the potential for the hauling of fill to much closer sites. The City can help guide future bidders in this regard.
- 3.2 Review the irrigation system with a view to a redesign compromise regarding infield sprinkler heads.
- 3.3 An alternative system for the track surfacing known as the sandwich system can be achieved for lesser cost.
- 3.4 Redesign of the north berm to reduce the amount of expensive retaining walls required.
- 3.5 Re-tender the project allowing contractors a greater length of time in which to verify their facts and submit better researched and thus lesser bids.
- 3.6 Review the extent of need of the ancillary facilities such as additional bleachers, washrooms and concessions, equipment storage, track and field equipment, etc. with a view to determining less costly solutions.
- 3.7 Refine an option of recycling surplus City owned assets such as pump sand and cement blocks to effect greater savings.
- 3.8 Increase the construction period from 3 months to 6 months and eliminate the potential overtime component of fast track construction.

ITEM	8
MANAGER'S REPORT NO.	10
COUNCIL MEETING	95/03/06

~~ITEM 9~~
~~DIRECTOR'S REPORT NO. 4~~
~~COMMISSION MEETING 95/03/01~~

SWANGARD STADIUM REFURBISHING

PAGE 3 OF 3

It is anticipated that these savings could add up to in excess of \$300,000. Depending on final prices therefore, it may still be necessary for the City to consider assigning some additional capital funding if the project is to go forward.

4. Conclusion:

This list of potential reductions cannot be achieved on a fast track basis within the time allotted for early construction. Time will be required to make these cost reductions effective. Therefore, on the basis of the anticipated project costs over existing budget, the potential for cost reductions and the time required to achieve them, it is recommended that the project be postponed by moving the timeline forward twelve months and achieving field completion in June of 1996 and track in August of 1996.

A further report will be brought back to the Commission confirming timing and process. A first cut at a list of objectives for this purpose is attached as Attachment #2 for preliminary review. This additional time will also allow for further validation of the details of the design which is proposed for the refurbishing.

The funding from the Federal and Provincial Government under the Infrastructure Program is available for the project until March 31st, 1997 and therefore would continue to fit with this proposed new timeline.

It is further noted that the current timeline called for the completion of the final track surface in the Summer of 1996 allowing the track and field constituency access to the new track for the 1997 season. This proposed new timeline would still allow the same objective to be reached.

DG:hh

Attach.

c:\dg\feb.24\tapea.1

SWANGARD STADIUM TENDER EVALUATION

NAME OF CONTRACTOR	SCHEDULE		SCHEDULE		SCHEDULE		GRAND TOTAL
	TOTAL	D	H	D	H		
HOLDOM DEVELOPMENTS	1,217,099.33	0.00	0.00	0.00	0.00	1,217,099.33	
SOUTHWEST CONTRACT.	1,587,874.95	73,841.60	240,500.00			1,273,533.35	
TRAX MANAGEMENT	1,615,845.00	87,779.00	145,521.00			1,382,545.00	
JJM CONTRACTING	1,825,034.32	133,437.13	307,381.24			1,384,215.95	
SANDPIPER CONTRACTING	1,744,737.13	99,297.52	236,452.20			1,408,987.41	
JACK CEWE	1,731,830.45	67,477.62	159,240.60			1,505,112.23	
W.R.CLEMAS	1,885,894.00	106,876.00	243,090.00			1,535,928.00	
MATCON EXCAVATING	1,706,673.48	23,570.24	139,791.69			1,543,311.55	
CAP VENTURES	2,105,542.20	240,956.80	291,079.00			1,573,506.40	
BRUCE S. EVANS	2,113,197.85	200,441.08	309,619.70			1,603,137.07	

~~ITEM 9
DIRECTOR'S REPORT NO. 4
COMMISSION MEETING 95/03/01~~

Attachment #1

ITEM	8
MANAGER'S REPORT NO.	10
COUNCIL MEETING	95/03/06

Swangard Stadium Redevelopment P

ITEM	8
MANAGER'S REPORT NO.	10
COUNCIL MEETING	95/03/06

Proposed process if decision is to postpone until 1996	Field, track & ancillary items
Review design for alternatives; • drainage • irrigation • recycling opportunities	March - May 1995
Review infield irrigation with soccer and rugby	March - May 1995
Redesign north berm	March - May 1995
Check with others for field success of this design over 5,10,15 years	March - May 1995
Examine construction process for savings; • hauling • timing • reuse existing turf	March - May 1995
Complete design of; • track surface • washroom • storage	March - May 1995
Swangard Stadium Society fundraising continues	Collect \$500,00 by December 31, 1995
1996 Capital Budget repriorize, and request to increase capital if needed	September 1995
Re-tender	October 1995
Award	December 1995
Field construction	January - June 1996
Field operational for play	June 1996
Track surface	August 1996
Ancillary items	January - June 1996
Official Opening	September 1996

1995 February

Attachment #2

ITEM	9
DIRECTOR'S REPORT NO.	4
COMMISSION MEETING	95/03/01