**Subject:** Results for RFT 2020-002 OPP and Memorial Park Parking Lot Expansions  
**Report Number:** RCP 20-12  
Author: Rick Cox, Director of Recreation, Culture and Parks  
Meeting Type: Council Meeting  
Meeting Date: Tuesday, April 14, 2020

**RECOMMENDATION**  
THAT Council receives Report RCP 20-12 Results for RFT 2020-002 OPP and Memorial Park Parking Lot Expansions;  

**BACKGROUND**  
Tenders were issued on February 21st 2020 for the Memorial Parking Lot Expansion & OPP Parking Lot Expansion with twenty six (26) plan takers and a total of six (6) bids received by the closing date of March 13th 2020 with the lowest bid from Gedco Excavating of Arva, Ontario at a cost of $349,673.08 (net HST included).

**DISCUSSION**  
The Memorial Park Parking Lot Expansion project looks to convert the existing informal parking area north of the Outdoor Ice Pad into a formal organized parking lot providing an additional 60 parking stalls and to make site improvements around the existing cattle barn. Also included as a provisional item is the extension of the scope of work to formalize the access and provide additional parking to the Sam Lamb Diamond. The OPP Visitor Parking Lot Expansion project includes an additional accessible parking space and five (5) new visitor parking spaces that maximizes available space.

This work was tendered in 2019 but cancelled due to the submissions exceeding the available budget. The specifications were revised and the tender was reissued in February 2020 in hopes of securing better pricing. Once again, all submissions received exceed the available budget by a considerable margin. The bids are consistent with the results from the previous tender, and are provided below for information. While there were provisional items, the tender must be considered in terms of awarding both locations, or it must be canceled in its entirety.

The tendered cost of the OPP visitor parking lot expansion to add five spots is $52,405.43 (including net HST), equivalent to approximately $8,735 per additional parking stall. This cost does not provide good value to the ratepayers, especially as the cost is almost twice as much than the $4,582 cost per stall for the Memorial Park Parking lot expansion.
Given the change in municipal priorities in light of the COVID-19 pandemic and also the cost significantly exceeding the available budget, staff recommends canceling RFT 2020-002 and reconsidering the work as part of future capital budget discussions.

For Council’s information the tender was advertised on the Tillsonburg website, the Tillsonburg News, Ebid Solutions and on Biddingo. Results of the tender are summarized below:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Location</th>
<th>Bid Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Gedco Excavating Ltd.</td>
<td>Brantford, ON</td>
<td>$ 349,673.08</td>
</tr>
<tr>
<td>2. Cassidy Construction Ltd.</td>
<td>Arva, ON</td>
<td>$ 365,625.27</td>
</tr>
<tr>
<td>3. Russell Construction</td>
<td>London, ON</td>
<td>$ 362,981.20</td>
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<td>4. Dufferin Construction</td>
<td>London, ON</td>
<td>$ 391,325.36</td>
</tr>
<tr>
<td>5. Onsite Construction</td>
<td>Concord, ON</td>
<td>$ 552,411.84</td>
</tr>
<tr>
<td>6. AKM Group Limited</td>
<td>Etobicoke, ON</td>
<td>$ 665,182.43</td>
</tr>
</tbody>
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CONSULTATION
RCP and Operations staff were involved in the development, issuance, and evaluation of the tender results, with the assistance of Finance staff. CJDL Engineering was involved with the development of the specifications for the Memorial Park Parking expansion.

FINANCIAL IMPACT/FUNDING SOURCE
The 2019 capital budget for the Memorial Park Parking Lot Expansion project was $245,000 funded through a combination of $220,500 in Development Charges and $24,500 in Asset Management Reserves. Approximately $47,394 was used during the course of 2019 to complete the engineering design of the parking lot expansion and for the placement of surface asphalt around the new outdoor ice pad leaving approximately $197,606 for the parking lot expansion construction contract. If this work proceeds in the future, the project budget will need to be increased to reflect the market price information plus any inflation.

The 2019 capital budget for the OPP Visitor Parking Lot Expansion project was $28,500 funded through Asset Management Reserves. The tendered price to construct the OPP visitor parking lot expansion is $52,405.43 (net HST). This work is prohibitively expensive for the added parking capacity and the project should be permanently abandoned.

COMMUNITY STRATEGIC PLAN (CSP) LINKAGE
1. Excellence in Local Government
   - Demonstrate strong leadership in Town initiatives
   - Streamline communication and effectively collaborate within local government
   - Demonstrate accountability

2. Economic Sustainability
   - Support new and existing businesses and provide a variety of employment opportunities
☐ Provide diverse retail services in the downtown core
☐ Provide appropriate education and training opportunities in line with Tillsonburg’s economy

3. Demographic Balance
☒ Make Tillsonburg an attractive place to live for youth and young professionals
☐ Provide opportunities for families to thrive
☐ Support the aging population and an active senior citizenship

4. Culture and Community
☒ Promote Tillsonburg as a unique and welcoming community
☒ Provide a variety of leisure and cultural opportunities to suit all interests
☒ Improve mobility and promote environmentally sustainable living
# Report Approval Details

<table>
<thead>
<tr>
<th>Document Title:</th>
<th>RCP 20-12 - Results for RFT 2020-002 OPP and Memorial Park Parking Lot Expansions.v3.docx</th>
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<tbody>
<tr>
<td>Attachments:</td>
<td></td>
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<td>Final Approval Date:</td>
<td>Apr 6, 2020</td>
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This report and all of its attachments were approved and signed as outlined below:

**Dave Rushton - Apr 3, 2020 - 2:15 PM**

No Signature - Task assigned to Kyle Pratt was completed by workflow administrator Michelle Smibert

**Kyle Pratt - Apr 6, 2020 - 4:32 PM**

**Michelle Smibert - Apr 6, 2020 - 4:32 PM**