



**City of Kingston  
Report to Council  
Report Number 15-378**

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**To: Mayor and Members of Council**  
**From: Lanie Hurdle, Commissioner, Community Services**  
**Resource Staff: Luke Follwell, Director, Recreation & Leisure Services**  
**Date of Meeting: September 15, 2015**  
**Subject: Award of Contract for Construction Services at Belle Park  
Fairways for Golf Green and Tee Relocation**

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**Executive Summary:**

On August 12, 2015 one (1) request for proposal was received from Len Corcoran Excavating Ltd. (Corcoran) for \$164,647.75 for construction services for the Belle Park Fairways Renovation. The cost received was over the allotted construction budget for this project. The City negotiated with Corcoran after closing, to seek out cost savings through value engineering and a modified scope of work.

In accordance with By-Law Number 2000-134, A By-Law to Establish Purchasing Policies and Procedures, Section 3.4, the approval of Council is required when less than three (3) proposals are received.

**Recommendation:**

**That** Len Corcoran Excavating Ltd. be awarded the contract (RFP Number F31-CSG-RLS-2015-32) for construction services for the Belle Park Fairways Renovation in the amount of \$125,192.75 plus applicable taxes; and

**That** the Mayor and Clerk be authorized to execute the contract in a form satisfactory to the Director of Legal Services.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

**Lanie Hurdle, Commissioner, Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Gerard Hunt, Chief Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:**

On August 12, 2015 Len Corcoran Excavating Ltd. submitted a proposal for construction services for the Belle Park Fairways Renovation in response to a City Request for Proposal (RFP). The price provided by Corcoran was \$164,647.75 which was beyond the target budget for the project. The City discussed cost savings through value engineering and modification to the scope of work with Corcoran and they were able to reduce the award amount to \$125,192.75. The value engineering items presented by Corcoran included the removal of construction fence (silt fencing will be utilized and more effective), modifications to the irrigation system and elimination of interim turf care management which will be completed by City staff. The original intent of the project, to construct a new golf green on the 4<sup>th</sup> fairway and to construct two new tee boxes for the 5<sup>th</sup> hole, has been maintained through this cost savings exercise. The project is being pursued as a step toward removing the existing golf play on Belle Island which is a requirement of ongoing land agreement discussions between the City and First Nations representatives.

The submission requirements, as well as scope and complexity of the project, were clearly described in the RFP and the list below identifies the weighting specified in the RFP for the evaluations. Corcoran’s submission was reviewed and scored on the following criteria:

• Financial Proposal	65
• References and Experience on Projects of Similar Scale and Complexity	12
• Proposal Content	02
• Project Execution Plan and Schedule	18
• Accessibility	03
<b>Total Points</b>	<b>100</b>

Corcoran is an experienced landscape contractor and has completed numerous projects for the City in the past. They and their sub trades demonstrated strong experience in park and golf construction of similar scale and complexity including Bay of Quinte and Black Bear Golf Courses in Belleville. They documented a high understanding of the project execution plan and provided a schedule to meet the requirements of the project and as such, their final score was 93 out of 100.

**Existing Policy/By-Law:**

By-Law Number 2000-134      A By-Law to Establish Purchasing Policies and Procedures

**Notice Provisions:**

Not applicable

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**Accessibility Considerations:**

The designs for the park renovations are compliant with the Facility Accessibility Design Standards (FADS) and have been reviewed in partnership with the Municipal Accessibility Advisory Committee to their satisfaction.

**Financial Considerations:**

There are sufficient funds within the current approved Recreation & Leisure Services capital budgets to accommodate this award and the associated project costs.

**Contacts:**

Luke Follwell, Director, Recreation & Leisure Services 613-546-4291 extension 1815

Neal Unsworth, Manager, Parks Development 613-546-4291 extension 1811

**Other City of Kingston Staff Consulted:**

Not applicable

**Exhibits Attached:**

Not applicable