



P.O. Box 1749
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Item No. 14.1.1
Halifax Regional Council
May 24, 2016

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 

John Traves, Q.C. Acting Chief Administrative Officer

Original Signed by 

Jane Fraser, Acting Deputy Chief Administrative Officer

DATE: May 3, 2016

SUBJECT: Award – Tender No. 16-014 Cole Harbour Turf - Earthworks, Services and Landscaping and RFP No. 16-036 Artificial Turf Supply and Installation

ORIGIN

- February 11, 2014 Regional Council motion:

MOVED by Councillor Nicoll, seconded by Councillor Hendsbee that Halifax Regional Council:

1. Approve the retention of the Gordon Bell Annex lands to be used as a future site for an artificial turf;
2. Direct staff to change the land use from sport to passive open space for the Cole Harbour High School Field, Scotia Sport Field and redevelop the Gordon Bell field as an artificial turf;
3. Direct staff to include the project for consideration in the 2015/16 capital budget process to be prioritized against other capital priorities; and
4. Declare the Gordon Bell Annex building (only) surplus to municipal purposes and direct staff to include funding in the 2014/15 capital budget for the demolition of the vacant building.

MOTION PUT AND PASSED UNANIMOUSLY.

- March 11, 2015 Regional Council motion:

MOVED by Mayor Savage, seconded by Councillor Whitman that Committee of the Whole:

1. Approve the Cole Harbour Artificial Turf project for funding in the 2015-16 Capital Budget in the amount of \$2.3 million to be cash flowed over two years. **THE MOTION, AS AMENDED, WAS PUT AND PASSED.**

- November 18, 2015 Audit & Finance Standing Committee motion:

MOVED by Councillor McCluskey, seconded by Mayor Savage

THAT the Audit and Finance Standing Committee recommend that Halifax Regional Council direct staff to include additional funding in the amount of \$1,600,000 for Project No. CP110002 – Cole Harbour Turf for consideration in the 2016/17 capital budget. MOTION PUT AND PASSED.

RECOMMENDATION ON PAGE 2

- December 1, 2015 Regional Council motion:

MOVED by Councillor Nicoll, seconded by Councillor Hendsbee: THAT Halifax Regional Council direct staff to include additional funding in the amount of \$1,600,000 for Project No. CP110002 - Cole Harbour Turf for consideration in the 2016/17 capital budget.

MOTION PUT AND PASSED UNANIMOUSLY.

LEGISLATIVE AUTHORITY

Under the *HRM Charter*, Section 79 Halifax Regional Council may expend money for municipal purposes. Administrative Order #35, the Procurement Policy, requires Council to approve the award of contracts for sole sources exceeding \$50,000 or \$500,000 for RFP's and tenders respectively.

RECOMMENDATIONS

It is recommended that Halifax Regional Council:

1. Award Tender No. 16-014, Cole Harbour Turf - Earthworks, Services and Landscaping, to the lowest bidder meeting specifications, Dexter Construction Company Limited, for a Total Tender Price of \$1,646,875 (no HST included, 100% recoverable) with funding from Project Account No. CP110002 – Cole Harbour Turf, as outlined in the Financial Implications section of this report; and
2. Award Request For Proposal No. 16-036, Artificial Turf Supply and Installation, Cole Harbour, to the highest scoring proponent, Turf Masters Landscaping Limited, for a Total Price of \$1,269,215 (no HST included, 100% recoverable) with funding from Project Account No. CP110002 – Cole Harbour Turf, as outlined in the Financial Implications section of this report.

BACKGROUND

The Cole Harbour Recreation Needs Assessment was provided to Regional Council on January 15, 2013. The Recreation Needs Assessment outlined a variety of needs in the community including a regulation size artificial turf sport field, for all relevant regular season sport usage. On February 11, 2014 Halifax Regional Council approved the retention of the Gordon Bell Annex lands to be used as a future site for an artificial turf field.

The Approved 2015/16 and 2016/17 Project Budget includes funds for the re-development of the Gordon Bell site and field into an all-weather turf sports field with lighting, parking lot, storm water system, and a barrier-free accessible pedestrian pathway system.

As noted in the February 11, 2014 staff report, the annual average use of an artificial turf field is typically 5-7 times more than the usage of natural turf fields. The primary reasons for this increase are the reduced amount of maintenance required for artificial turf fields and the fact that they are not impacted by weather in the same way as natural turf fields. The annual cost to maintain an artificial turf field and the associated amenities is approximately \$46,000. These costs are offset and exceeded by annual revenue in the amount of \$77,000.

DISCUSSION

Tender 16-014

Tender No. 16-014 was publicly advertised on the Province of Nova Scotia's Procurement website on March 17, 2016 and closed on April 8, 2016. Bids were received from following companies:

<u>Name of Company</u>	<u>Bid Price</u>
Dexter Construction Company Limited	\$1,646,875*
Brycon Construction Limited	\$1,687,000
ARCP – Atlantic Road Construction & Paving Ltd.	\$1,758,875
Turf Masters Landscaping Limited	\$1,845,708
Ocean Contractors Limited	\$1,862,085

***recommended bidder**

The scope of work for this tender generally consists of site grading, sanitary sewer & water laterals to the existing building, storm sewers (storm pipes, ditches, culverts), existing building repairs and upgrades (generally involves providing a staff washroom and office space), construction of a new parking lot off Auburn Drive, walkways to Auburn Drive, Taranaki Drive and Forest Hills Parkway, fencing, scoreboard, field and parking lot lighting, landscaping, environmental controls and associated reinstatement.

It is anticipated that work will commence within three weeks of the tender award and be completed by November 2016.

Request for Proposal 16-036

Request for Proposal (RFP) No. 16-036 for turf supply and installation was publicly advertised on the Province of Nova Scotia's Procurement website on March 24, 2016 and closed on April 12, 2016. Proposals were received from following companies:

Turf Masters Landscaping Limited – proposal #1
Turf Masters Landscaping Limited – proposal #2
Turf Masters Landscaping Limited – proposal #3
Carpell Surfaces Inc.
Ocean Contractors Limited
Pro-Turf Gazon Synthetique

The three Turf Master Landscaping Limited options can be characterized as follows:

Proposal #1 – FieldTurf FTRV1 Revolution 360

This is a 63.5mm (2.5") long monofilament turf product that uses Fieldturf Revolution 360 fibre. It is infilled with the patented 3 layer engineered infill system which is comprised of a sand ballast on the bottom, a mixture of silica sand and cryogenic rubber middle layer, and finished with a layer of coarse cryogenic rubber to give a total infill depth of 44.5mm (1.75") and a 19mm (0.75") fibre exposure. This is the heaviest of the three options with an infill weight of 9.2 lb/ft². Independent testing of this turf indicates it performs 3 times that of standard turf products with wear cycle testing of over 150,000 cycles.

Proposal #2 - FieldTurf – XM6 60

This is a 60mm (2.36") long monofilament turf product that uses Fieldturf's unique XM6 fibre and is infilled with a standard 2 layer infill system which is comprised of a sand ballast base layer, infilled with ambient rubber, and finished with a thin layer of coarse cryogenic rubber to give a total infill depth of 40.6mm (1.6") and a 19mm (0.75") fibre exposure. The infill weight is 7 lb/ft². Independent testing of this products shows wear cycle testing at approximately 50,000 cycles.

Proposal #3 - FieldTurf – XT 60

This is a 60mm (2.36") long parallel slit film turf product that uses Fieldturf's classic XT fibre and is infilled with a standard 2 layer infill system comprised of a sand ballast base layer, infilled with ambient rubber

and finished with a thin layer of coarse cryogenic rubber to give a total infill depth of 40.6mm (1.6") and a 19mm (0.75") fibre exposure. The infill weight is 7 lb/ft².

A team consisting of staff from Parks & Recreation, facilitated by Procurement, evaluated the proposals based on the criteria listed in Appendix A - Evaluation Criteria. The RFP was scored using a two envelope process. Envelope one (1) was the technical component of the RFP (clarity and completeness of the proposal, product quality performance, warranty and expertise of the firm). Envelope two (2) was the financial component of the RFP. Only those proponents that received 75% or greater from envelope one (1) had their envelope two (2) (financial) opened and evaluated. The technical score for Carpell Surfaces Inc., Ocean Contractors Limited and Pro-Turf Gazon Synthetique did not meet the technical requirements of the proposal.

The final scores of the three (3) proponents that met the technical score are as follows:

<u>Proponent</u>	<u>Score (Max 100)</u>
Turf Masters Landscaping Limited – proposal #1	91.54*
Turf Masters Landscaping Limited – proposal #3	90.64
Turf Masters Landscaping Limited – proposal #2	90.29

* recommended proponent

Turf Masters Landscaping Limited – proposal #1 received the highest score of the six proponents based on the criteria in Appendix A.

The scope of work for this RFP generally consists of the supply and installation of artificial turf, base materials, field drainage system, football footings and goals and associated reinstatement.

It is anticipated that work will commence once the field is constructed to subgrade as part of Tender No. 16-014 and be completed within six (6) weeks.

FINANCIAL IMPLICATIONS

Based on the lowest tendered price of \$1,646,875 (no HST included, 100% recoverable), funding for Tender 16-014 is available in the Approved 2015/16 and 2016/17 Project Budget from Project Account No. CP110002 – Cole Harbour Turf. The budget availability has been confirmed by Finance.

Based on the highest scoring proponent price of \$1,269,215 (no HST included, 100% recoverable), funding for RFP No. 16-036 is available in the Approved 2015/16 and 2016/17 Project Budget from Project Account No. CP110002 – Cole Harbour Turf. The budget availability has been confirmed by Finance.

Budget Summary:	<u>Project Account No. CP110002 – Cole Harbour Turf</u>	
	Cumulative Unspent Budget	\$3,868,606
	Less: Tender No. 16-014	\$1,646,875*
	Less: RFP No. 16-036	<u>\$1,269,215*</u>
	Balance	\$ 952,516

* These projects were estimated in the Approved 2015/16 and 2016/17 Project Budget at \$3,800,000.

The balance of funds will be used to implement the remaining phases of the 2016/17 Cole Harbour Turf project as approved by Council, such as materials testing and certification, and the supply and installation of bleachers, soccer goals, players benches, flags, etc.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report. The risks considered rate low. To reach this conclusion, consideration was given to subsurface soil conditions such as unsuitable material and bedrock. If encountered, these items will be paid for by unit rates and the final quantities will be dependent upon the actual quantities measured and approved by the HRM Project Manager. A geotechnical investigation of the site was undertaken in March 2015 to assist staff in estimating the anticipated quantities of unsuitable material and bedrock.

ENVIRONMENTAL IMPLICATIONS

All environmental implications have been accounted for in the overall planning and design of the sports field.

ALTERNATIVES

1. Council could choose to defer the project. This is not recommended as the project is integral to fulfilling the approved Cole Harbour Recreation Needs Assessment and underlying business case for improved field access/efficiency.

2. Council could choose to approve Turf Masters Landscaping Limited proposal #2 or #3 (both proposals meet the technical requirements). This is not recommended as Turf Masters Landscaping Limited proposal #1 provides a product which has a higher wear cycle and will extend the life expectancy of the turf.

ATTACHMENT

Appendix A – RFP 16-036 Evaluation Criteria

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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Appendix A - RFP 16-036 EVALUATION CRITERIA

Criteria	Summary (considerations may include but are not limited to the following)	Score	Turf Masters #1	Turf Masters #2	Turf Masters #3	Carpell	Ocean	Pro-Turf
Clarity and Completeness of Proposal	- readability - comprehensive	5	5.00	4.70	4.97	3.00	2.50	1.83
Product Quality Performance	- technical proficiency - product performance, testing results	35	33.67	30.67	28.67	20.33	20.67	22.33
Warranty	- length - extended - quality - signed by manufacturer and installer	20	18.33	18.33	18.33	12.00	12.00	3.00
Expertise of Firm	- relevant experience - recent experience - relationship with manufacturer	20	18.67	18.67	18.67	14.67	10.66	11.67
Subtotal (Business/ Technical Proposal)	75% of 80 = 60 pts for a pass	80	75.67	72.37	70.64	50.00	45.83	38.83
Score of Cost		20	15.87	17.92	20.00			
Total Score		100	91.54	90.29	90.64			
Cost			\$1,269,215	\$1,161,565	\$1,052,090			