



MUNICIPALITY OF THAMES CENTRE

REPORT NO. CS-011-24

TO: Mayor and Members of Council

FROM: Director of Community Services and Facilities

MEETING DATE: May 27, 2024

SUBJECT: Funding for TLCC & Thorndale Community Park Capital Projects

RECOMMENDATION:

THAT Report No. CS-011-24 **BE RECEIVED** for information;

AND THAT Council **AUTHORIZE** funds from the Thorndale Lions Community Centre deferred revenue towards the \$40,000 overage for the storm water management 2024 capital project;

AND THAT Council **DIRECT** staff to negotiate with Peters Paving Inc. to finalize the optimal scope of the project, as detailed within this report.

PURPOSE:

The purpose of this report is to finalize the funding for two 2024 capital projects in Thorndale, with one of them requiring additional funding.

BACKGROUND:

Upon completion of the Thorndale Lions Community Centre (TLCC), storm water issues became magnified around this facility, including frequent wash-outs of diamond #3. This led to including \$60,000 in the 2024 capital budget to address this matter. When combined with the engineering cost for this project, the lowest bid for construction of the SWM system has put this project over budget. The total project cost (engineering and construction), including non-rebatable HST, is \$98,684.87, which is \$38,684.87 over budget.

The Municipality received \$85,300 from the Ontario Trillium Fund (OTF) funding to pave the existing chip & dust walking path at Thorndale Community Park, to be completed in 2024. On top of this, the 2024 capital budget included an additional \$20,000 to allow enhancements and extensions to this walking path paving project.

COMMENTS:

The storm water servicing plan design by Spriet Associates Ltd. not only addresses the issues behind the TLCC, but also issues in other areas of the surrounding park. Solving

all these issues before paving the walking path system will avoid disturbing the newly paved walking path after the fact. The total project cost will be \$38,684.87 over budget if awarded to the lowest bidder. Three bids were received for the construction, with the lowest bid being more than \$50,000 lower than the second lowest bid and more than \$90,000 lower than the third bid. The lowest bid is from a company that Thames Centre has worked with on various projects, with an excellent track record.

The funding received from OTF to pave the walking paths at Thorndale Park was based on a 2023 estimate provided to do this work. When this project was issued for bids earlier this month, 6 bids were received before the deadline. For the core project, the lowest bid came in at \$99,978.00 before HST, with all other core project bids more than double this price. With bids now in hand, staff are recommending removing a portion of the core project, in order to include more worthwhile provisional items. Core project pricing included a new extension to the path, approximately 412 feet in length, which could be removed in order to consider provisional options. The provisional items included in the RFQ were as follows:

Provisional Item #1 – increasing width of trail from standard 6.5' to 15' wide for the portion that is shown in pink and labelled with the blue "1" in a circle in Appendix A and B. (from parking lot to Fieldhouse). This portion of the trail is approximately 250' long. This was a request submitted by Thorndale resident Allan Woods, which garnered much support from the community.

Provisional Item #2 – adding one new trail extension, from the trail that is shown in pink and labelled with the blue "1" in a circle in Appendix A and B, to the double doors on the closest side of the adjacent community centre. This extension will be approx. 23' long, and the standard 6.5' wide. This small extension would prove useful during the Thorndale Fair.

Provisional Item #3 – adding a new trail extension, shown in Appendix B as the pink trail labelled with the blue "3" in a circle, approx. 660' long by the standard 6.5' wide. This item was not expected to be able to be afforded within the 2024 budget, but instead was included to assist with potential future budgeting.

Provisional Item #4 – provide a unit price (price per location), where tactile plates, in a concrete pad, can be placed to note where the trail comes to an end. Recreational trails do not require tactile plates, however this is an ideal safety measure to include and was supported by the County when discussing the matter with Paul Shipway, who oversees the Middlesex Accessibility Advisory Committee (MAAC). Alternatively, these could be budgeted for and added in 2025.

Based on the lowest bid's price per square foot for provisional item #4, staff believe that the following arrangement can be reached with Peters Paving Inc:

- Completion of core project, excluding the extended area behind diamond #1

- Provisional Item #1 – widening the walking path to 15' between front parking lot and the fieldhouse.
- Provisional Item #4 – installing tactile plates at the 4 locations where the recreational trail ends at Agnes Street.

FINANCIAL IMPLICATIONS:

Included in the approved 2024 capital budget was a \$60,000 allocation from the Thorndale Lions Community Centre deferred revenue account to this storm water management project. In light of the actual bids received, it is recommended that an additional \$38,684.87 be allocated from this same account to complete the capital project. These deferred revenue funds were collected through community donations after the fire at the Thorndale Community Centre and there is still over \$350,000 remaining for future use at this location.

STRATEGIC PLAN LINK

Pillar: *Active Living*

Goal: *Increase the accessibility and programming of recreational services, especially to community youth and seniors*

CONSULTATION:

Devon Brown, Parks & Facilities Supervisor
Emily Schinbein, Director of Financial Services/Treasurer

REFERENCES:

None.

ATTACHMENTS:

Thorndale Community Centre Storm Servicing Plan – Page 1
Thorndale Community Centre Storm Servicing Plan – Page 2
Appendix A – RFQ-013-24 - Walking Path Paving
Appendix B – RFQ-013-24 - Walking Path Paving

Prepared by: S. MacDonald, Director of Community Services & Facilities

Reviewed by: D. Barrick, Chief Administrative Officer