

Date: June 14, 2022  To: Chair and Members of General Committee  From: Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works	Originator's files:
	Meeting date: June 29, 2022

## Subject

Amendment to Existing Consultant Contract – Procurement No. PRC001263 (Aquafor Beech Ltd.) to include additional Construction Supervision and Administration Services for the Applewood Creek Erosion Control Project through Lakeview Golf Course (Ward 1)

## Recommendation

That the Chief Procurement Officer or designate be authorized to increase the Contract with Aquafor Beech Ltd. (Procurement No. PRC001263) by an additional amount of \$89,330, funded from PN 18-135, to a revised total Contract Value of \$550,721 (excluding taxes) to fund full-time Construction Supervision and Administration Services over extended work hours during the remainder of the scheduled construction of the Applewood Creek Erosion Control – Lakeview Golf Course project.

## Executive Summary

- The Applewood Creek Erosion Control - Lakeview Golf Course project was awarded to Aquafor Beech Ltd. (ABL) in 2019 to undertake an Environmental Assessment (EA) study, Detailed Design, and provide Construction Supervision Services for the recommended Creek Works.
- Construction of the Erosion Control Works has begun and includes a re-alignment and widening of Applewood Creek through the Lakeview Golf Course together with associated modifications to several greens, fairways, cart paths, bridges and the irrigation system.
- Staff recommends that the existing Contract with ABL be amended to expand its specialty Construction Supervision and Administration Services to cover the extended construction work hours that have been adopted to facilitate the planned partial and full openings scheduled for the golf course this summer.

## Background

Applewood Creek flows through the City-owned Lakeview Golf Course between the Dixie Outlet Mall and the CN Railway in the southeast corner of the City (refer to Appendix 1). The creek was channelized and its banks were lined with stone-filled gabion baskets that were installed 30 to 40 years ago over the entire 1.3 km (0.8 mile) length through the golf course.

The gabion baskets are approaching the end of their life-span, with many sections beginning to fall into the creek, posing a significant risk to the safety of golf course users and the environment. The City identified this reach of Applewood Creek as a high priority site in need of rehabilitation.

In 2019, the Applewood Creek Erosion Control - Lakeview Golf Course project was awarded to Aquafor Beech Ltd. (ABL) to undertake an Environmental Assessment (EA) study and Detailed Design for the Creek Restoration Works. The original assignment also included an allowance for up to four months of Construction Supervision and Administration Services during the construction of the Creek Works. Recommendation GC-0639-2021 was adopted by Council on December 8, 2021, approving the extension of this assignment to cover these services over the anticipated construction duration of nine months.

## Comments

Following completion of Phase I of the EA study, Detailed Design of the Erosion Control Works was undertaken in 2020-2021 and construction is now underway. The work includes removal of the failing gabion basket banks and restoration of the creek using a wider natural channel configuration which follows a more gentle winding alignment through the golf course. Benefits of this project include:

- Repair of existing erosion damages;
- Increased flood conveyance capacity;
- Water quality improvements;
- Long-term fish and wildlife habitat improvements; and
- Improved golf course aesthetics and playability.

As part of the widening and re-alignment of the creek, several modifications to the Lakeview Golf Course itself are also being constructed, including:

- Minor reconfiguration of fairways, tees and greens on several holes immediately adjacent to the creek;
- Re-alignment of the cart path adjacent to the creek;
- Replacement of five bridge crossings over the creek; and
- Alterations to the golf course irrigation system, including removal of an existing pond.

Full time Construction Supervision and Administration Services have been provided by ABL's Consultant team of engineers, golf course landscape architect and irrigation specialists since construction began in November 2021.

Construction is scheduled to be completed and the full 18-hole golf course operational by mid-July. In addition, staff in Capital Works, Environmental Services, and Community Services have developed a plan for a partial 9-hole re-opening of the golf course in late June. To facilitate this plan, the City's construction Contractor has adopted an aggressive work schedule that includes extended weekday work hours (7:00 am - 5:00 pm, Monday to Friday), as well as working Saturdays and some Sundays.

It is recommended that the existing Contract with ABL be amended to provide full-time Construction Supervision and Administration Services over the extended work hours for the remainder of the scheduled construction. In doing so, the City will continue to benefit from the ABL team's specialized knowledge of the site-specific environmental constraints, City and agency requirements, design nuances, and continuity of knowledge on this project. Based on ABL's fee of \$74,329.50 (refer to Appendix 2) and a requested \$15,000 contingency, an increase to the existing Contract in the amount of \$89,330 is required.

Given the requested increase is more than 20% of the Original Contract value and greater than \$100,000, Council approval is required in accordance with Policy 03-06-12 Contract Amendments and Terminations, Section A.3.

## Strategic Plan

The implementation of this project falls within the *Connected* Strategic Pillar under its strategic goal to *Build and Maintain Infrastructure*, and within the *Green* Strategic Pillar under its strategic goal to *Lead and Encourage Environmentally Responsible Approaches*.

## Financial Impact

Table 1 below outlines the status of the existing and proposed revised Contract amounts with ABL. PN 18-135 Applewood Creek Erosion Control - Lakeview Golf Course has sufficient funds available to accommodate the recommended increase.

Table 1	
Contract Items	Applewood Creek Erosion Control - Lakeview Golf Course (PRC 001263)
Original Contract Value	\$209,955
Approved Change Orders – Heritage Impact Assessment, Archaeologic Investigation, Soils Testing, Hydrant Testing, Reptile Rescue, Golf Course Design Consultation, extension of original Construction Supervision & Administration services from four months to nine months	\$251,436
<i>Proposed Fees for Additional Specialized Construction Supervision &amp; Administration Services plus contingency</i>	\$89,330
Total New Contract Value (excluding taxes)	\$550,721

## Conclusion

An increase of \$89,330 (excluding taxes) to the existing Contract with ABL for full-time Construction Supervision and Administration Services over the extended construction work hours that have been adopted for the Applewood Creek Erosion Control - Lakeview Golf Course project represents good value as ABL and its golf course design sub-consultant team have worked closely with Community Services' Recreation and Golf Course staff on the planned 9-hole opening and ultimate full 18-hole opening of Lakeview Golf Course.

The Contract with ABL was established competitively. The ABL Contract continues to represent good value and is sufficiently resourced to accommodate the additional work. Council approval is required, as this increase will exceed 20% of the Original Contract Value as per Policy-03-06-12(A)(3).

## Attachments

Appendix 1: Location Map for Applewood Creek Erosion Control Project at Lakeview Golf Course

Appendix 2: Aquafor Beech Limited Change Order Request for Construction Administration and Inspection



Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works

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