

# City of Mississauga Corporate Report



Date: November 10, 2023  To: Chair and Members of General Committee	Originator's files:
From: Jodi Robillos, Commissioner of Community Services	Meeting date: December 6, 2023

## Subject

**Single Source Contract Award to John George Associates for a new Track and Field Facility with the Dufferin-Peel Catholic District School Board on City owned lands at Anaka Park (P-094), 7666 Anaka Drive (PRF009402) (Ward 5)**

## Recommendation

1. That the Chief Procurement Officer or designate be authorized to execute a single source contract and all ancillary documents with John George Associates Inc. ('JGA') for design consulting services for Anaka Park Shared Use Artificial Turf and Synthetic Track development in accordance with the City's Procurement By-law 0013-2022, for an estimated cost of \$306,000 including a contingency amount of \$100,000 all exclusive of taxes funded from PN 23309 Shared Use Artificial Turf Football/ Synthetic Track Development (PRF009402), as detailed in the Corporate Report dated November 10, 2023, from the Commissioner of Community Services.
2. That the net budget for PN 23309 New Amenities - Sport Fields and Courts - Lit Artificial Turf Football Field and Track be increased by \$650,000 in 2024, funded by the DCA – Recreation and Park Development Reserve Fund # 31315.
3. Requesting authority to increase total overall budget of PN 23309 from approved gross budget of \$3,300,000 to \$3,950,000.
4. That all necessary by-laws be enacted.

## Background

At the General Committee meeting on March 8, 2023, staff presented a report and received authority to enter into a Joint Use Funding and Shared use agreement with the Dufferin-Peel Catholic District School Board (DPCDSB) for a new lit artificial turf track and field facility on City-owned lands, Anaka Park, located at 7666 Anaka Drive. Anaka Park shares a property boundary with Ascension of Our Lord Secondary School. Given the shared property boundary and lack of space for athletic field programs and track facilities at the Ascension of our Lords site, the

(DPCDSB) has been seeking partnership opportunities to work with the City of Mississauga on the redevelopment of Anaka Park. In recognition of mutual benefit to the City and DPCDSB, the City developed an acceptable development option of building a new track and field facility, with the majority of the facility on Anaka Park and a small portion being shared on DPCDSB's lands. The improvements are proposed to include a lit artificial turf soccer field, synthetic four-lane track, and associated park modifications to meet the needs of users and conform to the site.

The City had identified funding in the capital budget forecast anticipating that the board would eventually be successful in securing their funding share. The DPCDSB recently received notification from the Ministry of Education of approval for funding to cover the school board's share of the capital cost to develop the shared-use facility.

## Comments

The Joint Use Funding & Shared Use agreement will be aligned with other agreements with the DPCDSB and the City will act as the agent for the Board and lead the project management, design, construction and procurement of the facility. The DPCDSB and the City will jointly share on a 50/50 basis the cost of design, construction, operational maintenance, repairs and future capital replacement of the track and field facility located on both City and DPCDSB-owned lands.

Following completion of this facility, the DPCDSB will have exclusive use of the facility during school hours and the public will have use of the facility after school hours, weekends, statutory holidays, and vacation periods.

During the design phase, the City together with the DPCDSB will also undertake a public engagement process seeking to ensure the support of residents of the proposed improvements at Anaka Park. The DPCDSB and the City have agreed to target that this joint-use facility be available for use by late fall of 2024 depending on receiving all required approvals. The City has extensive knowledge and success in the design and construction of artificial turf fields and synthetic tracks. To meet the targeted fall 2024 completion date, it is recommended to include all detailed design, approvals, and construction administration in a single source contract with the design firm of John George Associates (JGA).

JGA are sports consultant specialist, well qualified to take on the scope of this project with a track record for quality, reliability, and timely project execution. JGA has a working knowledge of all City standards for track & fields, project-related background studies, and approvals required for this project. JGA is currently the prime consultant working on a separate joint-use track and field facility for the City & Public District School Board with the same scope of work and requirements. JGA has proposed a fee structure of 5.583% based on a construction estimate of 3.7 million. In review of recent tender pricing received from the market for park design consulting services ranging on average from 10% to 19.4% of project construction costs, this represents a significant savings to the project along with efficiencies and working knowledge in carrying out City design standards for track and fields.

This recommendation is in accordance with Schedule “A” of the Procurement By-law 0013-2022, item 1 (h) (ii), which states that a Single/Sole Source procurement method may be applied when, “For additional Goods and/or Services from the original Supplier that were not included in the original Procurement if the change of Supplier for such additional Goods and/or Services would cause significant inconvenience or substantial duplication of costs for the City.”

## Financial Impact

Parks, Forestry & Environment is requesting gross \$650,000 for PN 23309 New Amenities - Sport Fields and Courts - Lit Artificial Turf Football Field and Track.

\$650,000 is the City’s portion, which is requested to be advanced from 2026 project CMPF006665 ‘New Amenities Sport Fields and Court’ into PN 23309, ahead of the 2024 Business plan and budget, funded from the DCA – Recreation and Park Development Reserve Fund # 31315.

Overall, the multi year cash flow in PN 23309 will increase from \$3,300,000 to \$3,950,000.

The contract for design consulting services with JGA is estimated to cost \$306,500 including a contingency amount of \$100,000, exclusive of taxes. Funding for this project will be drawn from PN 23309 Sports Fields (New)-Lit Artificial Turf Soccer Field and Track.

## Conclusion

The City has a long-standing partnership with the DPCDSB to share facilities on City and Board lands to both maximize space and utilization. The City’s contribution to this project will ensure community access to a new lighted track and soccer field facility that provides opportunities for residents to maintain a healthy and active lifestyle. With the contribution from the DPCDSB, the new track and field will also provide a training facility for the students participating in the athletic program at Ascension of our Lords that was previously not available. A single source contract award to John George Associates Inc. is recommended as it is cost effective and efficient to meet the project requirements and timelines.

## Attachments

Appendix 1: Location Map

Appendix 2: Concept Plan



Jodi Robillos, Commissioner of Community Services

Prepared by: Stefan Szczepanski, Manager, Park Development