

STAFF REPORT
SUBMITTED BY: Chris Frotten
DATE: July 8, 2024
SUBJECT: Recreation Centre Project – West Parking Area Paving
STRATEGIC OBJECTIVE: N/A

ORIGIN

The paving of the parking lot on the west side of Park Lane was not included in the original tender of the New Recreation Centre. This report seeks Council's direction on adding the paving of the west parking lot to the current recreation centre project.

BACKGROUND

The recreation centre project, currently underway, aims to enhance the community's recreational facilities. The original tender for the new Recreation Centre included a gravel parking lot on the west side of Park Lane and an expansion, infill, and finished asphalt of the shared parking lot between the Recreation Centre and the Curling Club.

Once the site work began, it was determined that the ground under the planned expansion of the shared parking lot was not as suitable as expected, leading to significantly higher costs than anticipated to proceed with the expansion as planned. As a result, it was decided to cut back on the expansion to stay within budget.

It was then suggested that as the west parking lot could become the primary parking lot for the arena, any cost savings from the reduced expansion of the shared parking lot could be used towards adding the paving of the west parking lot to the project.

DISCUSSION

One of the primary advantages of paving the west parking lot is the improvement in accessibility. The gravel lot could pose challenges for individuals with mobility issues, particularly those using wheelchairs or walkers. A paved surface would provide a smoother and more stable ground, facilitating easier access for everyone.

Additionally, paving the lot would enhance safety. The existing gravel lot could become uneven over time, with potential for potholes that could cause trips and falls. A paved surface would mitigate these risks, creating a safer environment for all users.

Aesthetic improvement is another significant benefit. The appearance of the recreation complex would be considerably enhanced with a paved parking lot, making it more attractive to visitors. A well-maintained and visually appealing environment reflects positively on the community and the facility itself.

In terms of usability, a paved lot would be beneficial in all weather conditions. Gravel lots can become muddy in the rain and dusty in dry weather, leading to complaints from users. A paved lot would eliminate these issues, ensuring the parking lot is functional and clean throughout the year.

Another important consideration is the timing. By completing the paving now, we ensure the project is fully completed rather than postponing it to an uncertain future date. Delaying the paving could lead to increased costs and the possibility of the project never being completed due to shifting priorities or budget constraints.

That said, adding the paving of the west parking lot will require an additional \$208,498, which will need to be accommodated within the existing project budget. While the initial cost of paving is higher, it could lead to long-term cost savings. Paved lots generally require less frequent maintenance compared to gravel lots, which need regular grading and refilling of gravel. Nonetheless, the increase in cost needs careful consideration but we do not believe it will negatively impact other aspects of the recreation centre project.

Temporary disruption during the paving process will be a challenge. During the paving, the west parking lot will be unusable, which could inconvenience visitors and create parking challenges. Proper communication and temporary arrangements will be necessary to minimize this disruption.

BUDGET IMPLICATIONS

The addition of the paving project will require an allocation of \$208,498. This could be funded through a combination of project contingency funds and potential reallocation of budgeted funds within the current fiscal year. Staff has reviewed the project budget and believes this adjustment is feasible without compromising other key elements of the recreation centre project.

LEGAL IMPLICATIONS

N/A

PUBLIC CONSULTATION/COMMUNICATIONS

N/A

RECOMMENDATION

Given the benefits of paving the west parking lot, including improved accessibility, safety, timing and aesthetic appeal, **it is recommended that Council approve the addition of this work to the current recreation centre project.**

SUGGESTED MOTION

That it be recommended to Council to approve the addition of the paving of the parking lot west of Park Lane to the recreation centre project at an estimated cost of \$208,498, to be funded through a combination of project contingency funds and reallocated budgeted funds.

ALTERNATIVES

- Delay the Paving Until Additional Funding is Secured
- Maintain the Current Gravel Lot with Regular Upkeep

ATTACHMENTS

- Site Plan
- Contemplated Change Order (CCO) #1
- Paving Quotes



Barrington Rec Centre
CCO#1

May 27/24

1/ Additional costs West Parking Lot excavation and fill as per geotechnical report R&D Harris \$39,610.18 plus 15%	\$45,551.71
2/ Asphalt West Parking Lot, not in original pricing. Municipal Contracting \$184,000.00 plus 15%	\$211,600.00
3/ Excavation, including organics removal under paved area, infill as req'd Catch Basins and Drainage Shared Parking Lot R&D Harris \$134,338.91 plus 15%	\$154,489.75
4/ Supply and Place Gravels Shared Parking Lot R&D Harris \$104,591.80 plus 15%	\$120,280.57
5/ Supply and Place Asphalt to reduced area Shared Parking Lot Municipal Contracting \$135000.00 plus 15%	\$155250.00
6/ Clear and Grub Surplus Fill Dump Area, (formally expanded parking) R&D Harris \$18,544.33 Plus 15%	\$21,325.98
	<hr/>
	\$708498.011
Less credit for deletion of Shared Parking from tender form	(\$500,000.00)
	<hr/>
	\$208498.01
Unit rate removals and replacement using site materials of unforeseen unsuitables R&D Harris \$44.99 plus 15%	\$51.74/cubic metre
Line painting of no parking area at curling club garbage bins	\$500.00

Eugene G Wentzell
Project Manager Rikjak Construction Ltd.



Dexter Construction Company Limited

Quotation

Dexter Construction Company Limited
17 Standard Paving Road
Wolfville, Nova Scotia B4P 2R2
Phone: (902) 542-9090
Fax: (902) 542-2539

E24-1294B

Client:	Rikjak Construction Ltd. 39 Starr St, Lunenburg, NS, B0J 2C0	Date:	June 11, 2024
Attention:	Eugene Wentzell	Phone No.:	(902) 634-4141
E-Mail:	eugenewentzell@gmail.com	Fax No.:	
Project:	Barrington Recreation Centre Addition – West Parking Lot		
Location:	14 Park Lane, Sherose, NS		

We are pleased to quote you the following Lump Sum Price based on the scope below. If any alterations are requested then corresponding price adjustments will be required:

LUMP SUM PRICE

\$ 184,000.00 + HST

The above price includes the following scope of work:

- To fine grade and re-compact Type 1 gravels over a total area of approximately 3,250 square meters that have been supplied, placed, and compacted to design grade by others.
- To supply, place, and compact hot mix asphalt in new asphalt areas at an average compacted thickness of 75mm. Asphalt to be placed in one lift.

Notes & Exclusions:

- Price is based on completing the noted work during the 2024 construction season. If any work is to be completed in 2025 or later, pricing adjustments will be necessary.
- Price is based on Dexter being awarded work quoted under E24-1264A for central parking and concrete work
- No allowance has been made for winter heat or work being done during excessively wet conditions or during spring weight restrictions.
- If any work is required and or completed over and above the noted scope, it will be deemed extra to the contract.
- Additional costs due to handling, disposal and replacement of contaminated soil will be extra to the contract.
- Rock excavation, rock breaking, frost breaking, and subsequent replacement of unsuitable material is excluded.
- Survey is for Dexter's work only.
- Geotechnical certification and/or inspection of sub-grade is by others.
- Dexter not responsible for settlement of work due to unsuitable sub-grade prepared by others.
- Any materials and compaction testing, if required, is by others.
- Any work related to concrete ramps, stairs, and/or retaining walls is to be done by others.
- All landscaping is to be done by others. Installation of pavement markings is by others.
- All bollards and fencing, if required, is to be done by others.
- Asphalt placed after October 31st is not covered by warranty.
- Quotation is valid for acceptance for 30 days from above date. Due to current volatility in the price of fuel and asphalt binder, pricing adjustments may be necessary beyond 30 days.

Thank you for the opportunity to bid on this project. If you have any questions or concerns, please contact the undersigned at (902) 698-3414 (cell), or areid@dexter.ca.

Regards,
Dexter Construction Company Limited

Alyssa Reid
Estimator

To accept this quote please sign, date and return. This will authorize us to proceed in accordance with this quotation and the terms and conditions noted.

Acceptance: _____ Date: _____

Terms: All taxes extra. Work commencement is conditional upon credit approval. Interest charged on accounts over 30 days at 2% per month (24% per annum). Quotation is valid for acceptance for 30 days from above date.



Dexter Construction Company Limited

Quotation

Dexter Construction Company Limited
17 Standard Paving Road
Wolfville, Nova Scotia B4P 2R2
Phone: (902) 542-9090
Fax: (902) 542-2539

E24-1294C

Client:	Rikjak Construction Ltd. 39 Starr St, Lunenburg, NS, B0J 2C0	Date:	June 11, 2024
Attention:	Eugene Wentzell	Phone No.:	(902) 634-4141
E-Mail:	eugenewentzell@gmail.com	Fax No.:	
Project:	Barrington Recreation Centre Addition – Shared Parking Lot		
Location:	14 Park Lane, Sherose, NS		

We are pleased to quote you the following Lump Sum Price based on the scope below. If any alterations are requested then corresponding price adjustments will be required:

LUMP SUM PRICE

\$ 135,000.00 + HST

The above price includes the following scope of work:

- To fine grade and re-compact Type 1 gravels over a total area of approximately 2,275 square meters that have been supplied, placed, and compacted to design grade by others.
- To supply, place, and compact hot mix asphalt in new asphalt areas at an average compacted thickness of 75mm. Asphalt to be placed in one lift.

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- Price is conditional upon Dexter being awarded work quoted under E24-1264A for central parking and concrete work.
- No allowance has been made for winter heat or work being done during excessively wet conditions or during spring weight restrictions.
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- Dexter not responsible for settlement of work due to unsuitable sub-grade prepared by others.
- Any materials and compaction testing, if required, is by others.
- Any work related to concrete ramps, stairs, and/or retaining walls is to be done by others.
- All landscaping is to be done by others. Installation of pavement markings are by others.
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