

COMMITTEE OF THE WHOLE - SEPTEMBER 3, 2002

BINDERTWINE PARK – ADDITIONAL FUNDING FOR BASEBALL DIAMOND

Recommendation

The Executive Director of Buildings, Facilities and Parks in consultation with the Commissioner of Community Services and the Director of Reserves and Investments recommends:

1. That Council approves additional funding of \$40,000.00 for baseball field light pole stabilization at Bindertwine Park;
2. That the source of funding be Taxation, and;
3. That the work commence as soon as possible.

Purpose

The purpose of this report is to amend the existing contract to include baseball field light pole stabilization at Bindertwine Park.

Background - Analysis and Options

Bindertwine Park is located in Kleinburg with vehicular and pedestrian access from Stegman's Mill Road. The park's eastern limit is delineated by the East Humber River.

The existing contract (T01-78) for landscape improvements includes baseball diamond lighting, baseball diamond irrigation and infield upgrades, baseball diamond backstop fencing, tennis court lighting upgrades, installation of a tennis shelter and benches.

The total approved 2001 capital budget for Bindertwine Park is \$345,000.00.

During installation of the 24m baseball field poles, (7 total) the contractor experienced serious sub-grade water problems due in part to extremely wet winter and spring. The Consultant and Electrical Sub-Consultant were notified promptly of this unforeseen site condition. Direction was given, in consultation with Parks Development staff; to implement 36" diameter steel liners using a truck mounted hydro-vac that removes the excess water during excavation. This method of implementation has been used successfully in other municipalities to support field poles in wet conditions and will ensure the structural integrity of these poles. The Electrical Sub-Consultant's report is attached for reference. The total estimated cost for this remediation, which includes supply and install of the steel liners, additional granular backfill material, storage and reassembly of the floodlights, hydro-vac rental, and mud pump, mini excavator and operator time is estimated at \$40,000.00.

Conclusion

The existing contract be amended to include baseball field light pole stabilization at Bindertwine Park.

Attachments

Electrical Site Review Report by MJS Consultants

Report prepared by:

Paul Gardner, OALA
Manager, Parks Development
Ext. 3209

Respectfully submitted,

Marlon Kallideen,
Executive Director of Buildings, Facilities and Parks

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MJS CONSULTANTS INC

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ELECTRICAL SITE REVIEW REPORT

June 21, 2002

Strybos Associates Ltd
Landscape Architect
5285 Solar Drive, Suite 201
Mississauga, Ontario
L4W 5B8

Att: Mr. John King

Bindertwine Park-Vaughan

INSPECTION DATES: June 7 & 10, 2002

Dear Mr. King:

On June 5 2002, we were advised that the electrical sub-contractor (Cobra Power Inc.) was to assemble the seven, 80' baseball field poles on June 6 and erect them on Friday, June 7, 2002.

At approximately 12:30 p.m. on June 7, Cobra Power Inc. (CPI) notified the undersigned (MJS) by cell phone that they were experiencing serious sub-grade water problems on the site and could MJS visit the site to review the conditions and provide a solution.

MJS arrived at the site at 1:30 p.m. The two baseball poles closest to the new soccer field constructed last year had been install but with extreme difficulty. The other five poles were on the ground assembled and ready for erection. CPI had attempted to auger four of the five remaining holes and in each case they encountered the same conditions.

The top 900mm was firm dry brown compact clay. Below the firm clay there was loose clay with a tremendous amount of rock and small cobbles, that as soon as the auger cut into the material, the water loosened the material and caused cone shaped cave-ins at each hole. CPI then attempted to excavate the holes with their track-mounted mini-excavator. By this time the material was too loose to remove. CPI had to keep their rented crane at the site during this operation as if they were successful with the excavations the poles would have to be placed immediately.

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MJS contacted Mr. John King of Strybos Associates (JK) by phone with our recommendation to place these poles with metal liners (8 foot long 36" diameter galvanized culvert) installed with a truck mounted hydro-vac. This would allow for dry holes that would keep any subgrade, moving water away from the direct buried pole foundations. The steel liners installed in the holes excavated with the backhoe had to be back-filled with ¾" limestone crusher-run.

MJS provided verbal site instructions to CPI on June 7 to proceed with this installation method utilizing the steel liners. CPI has successfully completed two other projects of ours in two other municipalities with this specified installation method.

For security reasons, the floodlights were removed from the poles and stored inside a locked trailer, brought specifically on site for this purpose.

CPI had to excavate the two holes closest to home plate using a mud pump and a min-excavator with a longer boom supplied by Pine Valley Contracting as the hydro-vac could not get access to those locations.

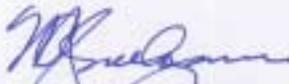
The five excavations with the steel liners were completed on June 10 and June 11. The poles were re-assembled on June 12. The five poles were then installed on June 13. This is an unforeseen soil condition as the result of the extremely wet fall, winter and spring. The only way that this extra work could have been anticipated would have required a soil bore test immediately before the scheduled pole installations.

It is our opinion that this additional work, with the required additional site restoration will result in an approximate \$30,000.00 extra to the contract.

Should you require any further clarification of this report, please contact the undersigned.

Yours truly,

MJS CONSULTANTS INC



W.J. (Jim) Snelgrove

Enclosed: 46 digital site photos taken and produced by MJS Consultants Inc.

Copy to: City of Vaughan
Att. Mr. Paul Gardner



JUNE 7, 2002



JUNE 10, 2002



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JUNE 10, 2002



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