

COMMITTEE OF THE WHOLE – JUNE 5, 2012

ADDITIONAL FUNDING REQUEST FOR THE UPLANDS SKI CENTRE CHAIR LIFT REPLACEMENT – WARD 5

Recommendation

The Commissioner of Community Services, in consultation with Uplands Operations Committee, and the Commissioner of Finance and City Treasurer recommends:

- 1) The 2011 capital budget for PK-6352-11 Uplands Ski Centre Chair Lift Replacement be increased by \$80,000, plus 3% administration fees of \$2,400, to address the additional unforeseen works to complete the Uplands Ski Centre Lift Replacement project; and,
- 2) That the additional \$82,400.00 be approved for this project with the funding source being the Uplands Reserve; and,
- 3) Consistent with the July 6th, 2011 report, Council waive its financial policy to have funds on hand for capital project PK-6352-11 and permit the Uplands Reserve to be in a deficit position; and,
- 4) That the long term financial sustainability of the agreement between The Corporation of the City of Vaughan and the Smirnoff Golf Management Ltd, including full costs, will be reviewed when the agreement expires in October 31st, 2015; and,
- 5) That the inclusion of the matter on a public Committee agenda for the additional funding request for the Uplands Ski Centre Chair Lift Replacement is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and,
- 6) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1, Action 4.1.9:

- Support outdoor recreation activities that engage citizens and visitors in our natural and green spaces as described in Vaughan's "Active Together" Master Plan.

Economic Impact

The Capital funding totaling \$1,100,000 for project PK-6352-11, for Chair Lift Replacement at Uplands Golf and Ski Centre, was approved by Council on July 6, 2011, Item 5, Report No.15. The tender (T11-493) for the Chair Lift Replacement at Uplands Golf and Ski Centre in the amount of \$995,000.00 and a 7% contingency in the amount of \$69,650.00 was approved for this project by council on December 13, 2011, Item 7, Report No.54. In order to complete this project Council waived its financial policy to have funds on hand and permitted the Uplands Reserve to be in a deficit position.

Due to unforeseen site conditions and the requirements of a new operators hut to satisfy the TSSA permit requirements, an additional \$82,400.00 will be required to complete the necessary work for the Ski Lift Replacement project. To complete the project and consistent with the original item, the funding source for the additional request will continue to be the "Uplands Reserve" and push the balance into a further deficit position. Doing so may cause the delay or reprioritization of future capital uplands projects. Based on capital projects submitted to date the Uplands Reserve is forecasted to be in a deficit position well beyond 2020. The following schedule is provided to illustrate the reserve's near future position.

Uplands Reserves Combined

Forecasted Balance	2012	2013	2014	2015	2016	2017	2018
Open balance	(270,171)	(201,821)	(1,616,271)	(1,532,521)	(1,703,696)	(1,619,946)	(1,536,196)
Collections	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Interest	750	750	750	750	750	750	750
Proj. Spend							
Item Funding Request	(82,400)						
Buildings General Capital		(67,000)	(67,000)	(67,000)	(67,000)	(67,000)	(67,000)
PK-6370-13 Irrigation/Snow Making Sys		(633,500)					
BF-8391-13 Golf Cart Storage Building		(864,700)					
PK-6374-15 Magic Carpet Lift				(254,925)			
Commitments	(82,400)	(1,565,200)	(67,000)	(321,925)	(67,000)	(67,000)	(67,000)
Forecasted Reserve Balance	(201,821)	(1,616,271)	(1,532,521)	(1,703,696)	(1,619,946)	(1,536,196)	(1,452,446)

Note: Opening 2012 balance includes original chairlift commitment \$1,063,537

Communications Plan

N/A

Purpose

The purpose of this report is to seek Council approval to provide additional funding for the awarded tender T11-493 – for Chair Lift Replacement at Uplands Golf and Ski Centre.

Background – Analysis and Options

The scope of work described within the base tender document required that the successful general contractor supply and install a quad chair fixed grip ski lift to replace the existing double chair fixed grip ski lift. As part of the conditions of the tender the City listed that it would be responsible for providing the following items of services listed below:

- a. Supply electrical servicing from existing electrical transformer to the new drive terminal, return terminal and operating houses; and,
- b. All geo-technical borehole and construction testing and analysis prior to constructing footings and installing the towers; and,
- c. Erosion control and storm prevention plan; and,
- d. Operators houses at top and bottom of ski hill; and,
- e. All restoration works; and,
- f. Removal of existing footings and foundations for towers and terminals.

Parks Development staff worked with the design development team from Doppelmyr Canada Limited to finalize the required ski lift design, necessary alignment, number of towers and size of the engineered footing systems required for the new ski lift. Once the design was finalized and approved by the City, the required borehole tests were scheduled, which are necessary prior to constructing the footings and are tested at the final location of the footings. The coordination of the borehole tests with the approved layout was completed prior to commencing the construction of the footings.

The geotechnical engineering borehole results indicated that the site consists of deep fill and loose sand extending to depths of 2.5m to 3.5m below existing grade, which were encountered throughout the lower portion of the site. Due to the loose condition of the sub soils, these soils were not considered to be suitable for foundation support. In order to improve the stability of the

existing sub soils, it was recommended that lean concrete be placed immediately after the footings are excavated and approved by the geo technical engineer. It has been estimated that due to the depth of native soil found at the lower portion of the site, further excavation and lean concrete is required for the bottom terminal and three structural towers prior to footings being constructed.

In addition, staff learned that the permit from TSSA for the replacement of the Ski Lift required a new operating hut be installed at the bottom terminal. The ski lift replacement project proposed to reuse the existing wooden operator huts on site for both the top and bottom of the terminals, which would require minor relocation work on site and had previously satisfied TSSA requirements. However, the existing bottom operator hut that was to be relocated and reused as part of the project does not meet the current TSSA permit requirements. The project team determined that the bottom operator hut was too small to house the new ski lift operating control cabinets. In order to upgrade the existing operator hut to accommodate the new ski lift operating equipment, extensive renovations and upgrade would be required, including additional engineering consultation and TSSA reviews and approvals, which would exceed the cost of a prefabricated structure.

In an effort to reduce costs, staff reviewed other existing wooden structures and it has been determined that major alterations would also be required to be completed before being considered for the bottom ski lift terminal (i.e. larger windows, operating doors, indoor lighting, outdoor lighting, additional electrical work, new footing system etc.). The estimated cost to complete these works would exceed the cost of a new prefabricated structure.

Based on unforeseen extra depth excavation works required to install the structural towers and bottom terminal for the new chair lift and a new prefabricated operator hut that is required to satisfy the TSSA permit requirements, the original contingency (approximately 7% of the proposed construction value) will not be sufficient to complete the remaining scope of work for the Uplands Ski Lift replacement.

A summary of the approved change order items and estimated project costs are listed in the below chart and is calculated as follows:

Costing Summary	
Item A: Additional works approved and added to contract through the Change Order process:	
• New galvanized work chair and grip to meet current TSSA permit requirements. Existing work chair system is not compatible with new ski lift.	\$2,945.00
• Removal and disposal of existing footing and foundations in order to accommodate new ski lift design and alignment.	\$12,850.00
• Supply electrical servicing for ski lift to proposed location of bottom operator hut.	\$10,874.00
• Geotechnical borehole testing/construction tests (borehole analysis + construction testing).	\$12,574.00
• Sediment Control works required to satisfy TRCA requirements (double layer of woven fabric and straw bales).	\$10,160.50
• Improve construction access/install temporary culverts.	\$9,500.00
• Repair existing irrigation leaks that are within the project limits in order to prevent any negative impacts to the construction access or delays to the construction works.	\$2,480.00
• Remove dead/leaning trees, which interfered with new ski lift alignment.	\$600.00
Item A: Sub Total Item A	\$61,983.50

Item B: Additional site works that are required to be completed in order to successfully construct the New Ski Lift	
• Estimated cost for restoration works due to site disturbance and extra depth excavation work (Hydraulic seeding with composted topsoil)	\$12,000.00
• Estimated cost for the supply and installation of lean concrete due to the necessary extra depth excavation requirements, due to poor soil conditions.	\$30,000.00
• Estimated cost to removal and disposal of existing bottom operating hut.	\$5,000.00
• Supply and install new operator hut to comply with TSSA requirements, including permit drawings, engineering services, prefabricated concrete bunker, window and lighting/outlets.	\$40,000.00
Item B: Sub Total	\$87,000.00

Grand Total Items A + B	\$148,983.50
Less Available Contingency	\$69,650.00
Additional Funding Required	\$79,333.50
Additional Funding Request (Rounded Up)	\$80,000.00

Revised Budget - Financial Summary	
Tender Cost T11-493 (excluding HST)	\$995,000.00
Approved Contingency (7%)	\$69,650.00
HST (1.76% Revenue Generated Facility)	-
3% administration fees	<u>\$31,939.50</u>
Original Budget: Sub Total Cost	\$1,096,589.50
Additional Funding Request	\$80,000.00
+ Additional 3% Administration Fees	<u>\$2,400.00</u>
Revised Budget: Total Additional Funding Request	\$82,400.00
Grand Total Cost	\$1,178,989.50

An additional amount of \$82,400 (approximately 8% of the bid price) is requested to address the unforeseen work in completing the scope of this project. Once the project has been completed and deficiencies resolved, the project account will be recommended to be closed.

Should Council approve the additional funding request, it is anticipated that extra depth excavation and lean concrete will be completed immediately and the installation of a new bottom operator house will be installed by June 15, 2012.

Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**
Service Excellence – Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness – To deliver high quality services and to promote health and wellness through design and program.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

Skiers of all abilities from across York Region, including many public schools utilize the Uplands Golf and Ski Centre in the winter months for outdoor recreation purposes.

Conclusion

Parks Development staff has reviewed the progress of work and have determined that if these additional works are not approved to proceed in a timely manner, the City may potentially sustain additional costs due to the delay with the required construction works, which are required in order to achieve the structural stability of the ski lift towers & terminal system and to meet the TSSA permit requirements. In addition, if the ski lift replacement is not completed, it will negatively impact the ski operations, reducing revenues and impacting the management agreement with the operators, Smirnoff Golf Management Ltd.

Should Council concur with the additional funding request, this action would be considered as an amendment to the 2011 Capital Budget. Pursuant to the Municipal Act, before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a capital budget has been subject to a public meeting during the adoption of the approved capital budget and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a Public Committee or Council Agenda is deemed sufficient notice pursuant to Section 2(1) (c) of bylaw 394-2002.

Attachments

N/A.

Report prepared by:

Martin Tavares Construction Coordinator, Ext. 8882
Stephen Tippett, Landscape Architect Technician, Ext. 8985

Respectfully submitted,

Marlon Kallideen,
Commissioner of Community Services