



**Town of Fort Smith
Special Town Council Meeting
SP-04-24
Agenda**

Tuesday, June 4th, 2024, at 7:00 pm – Council Chambers

- A. Call to Order, Confirmation of Quorum, and Acknowledgement of First Nations
- B. Approval of Agenda
- C. Discussion
 - i. Briefing Note – Conibear Park – Update #1
- D. Absence of Council Members
- E. Adjournment
- F. Question Period



Briefing Note -
Conibear Park Upda



BRIEFING NOTE

To: Mayor and Council
From: Administration
Date: June 4, 2024
Subject: Conibear Park - Update #1

Purpose:

To obtain Council direction regarding next steps for the development of Conibear Park.

Background:

On June 28, 2022, Council approved the conceptual design for Conibear Park as developed by Arcadis IBI Group (IBI).

22-115 That council support the Conibear Park Advisory committee with option #3 presented by IBI group so they can move forward in the process.

This conceptual design included a cost estimate of \$2.9M (2022 values) for the construction of the park. Note that this estimate did not include design fees or paving of the adjacent parking lot; Maskwa Engineering provided an estimate of \$143.6k (2022 values) for the paving work.

IBI was asked to submit a proposal for the detailed design of Conibear Park as per the approved concept. IBI's proposal, valued at \$333k (2022 values) was used to apply for Federal CanNor funding which was received; \$50k in 2023 and \$350k in 2024 for the design of Conibear Park.

The 2023 \$50k was paid to Maskwa Engineering for the topographic survey, legal survey, and geotechnical review of the proposed site.

the 2024 Capital Plan approves \$500k for the development of Conibear Park, with the intent that \$2.9M be spent in 2025 to complete the work. \$350k of the approved funds are the CanNor funds dedicated to design, and the remaining \$150k is to be expended paving.

Analysis:

Administration is in the process of soliciting quotations for the paving work. This work will be sole-sourced as there is only one paving company in Fort Smith and award will require Council approval once pricing is received.

There are three options for the completion of Conibear Park itself:

1. Issue an RFP for the design of Conibear Park. This is the simplest next step, however timing is such that construction would not occur until 2025. No Council approvals are required to initiate this work as it is approved in the 2024 Capital Plan (Council approval will be required to award the design contract however).
2. Sole-source the design to IBI. This company is most familiar with the work and if expeditious could have designs complete in time to tender construction Summer 2024. Note that the pricing provided by IBI was obtained in a non-competitive manner and seems high for the work required. Council approval is required for any contract award over \$50k.
3. Issue an RFP for the design-build of Conibear Park. This approach would most likely see construction commence in 2024, however would require that Council approve the additional \$2.9M for 2024 construction.

Update #1:

Updated paving estimates have been received. The 2024 cost to pave Conibear Parking Lot as provided by NT Construction is \$130,468.00 + GST.

Note that the paving scope has been modified from previous; the area in front of the existing shed (see attached) is no longer in scope. This area has been removed due to grading issues. Further, parking in the triangular area would be difficult; intent is to use this area for lawn or garden with a path to allow shed access for storage of picnic tables, etc.

Additional pricing has been solicited for elimination of the ditch along Portage Avenue, replaced with paved vendor parking (see attached). Drainage would be achieved with appropriate swale/grading, and the vendor parking would reduce impact on traffic in the area. The total cost with this additional work is \$211,375.50 + GST.

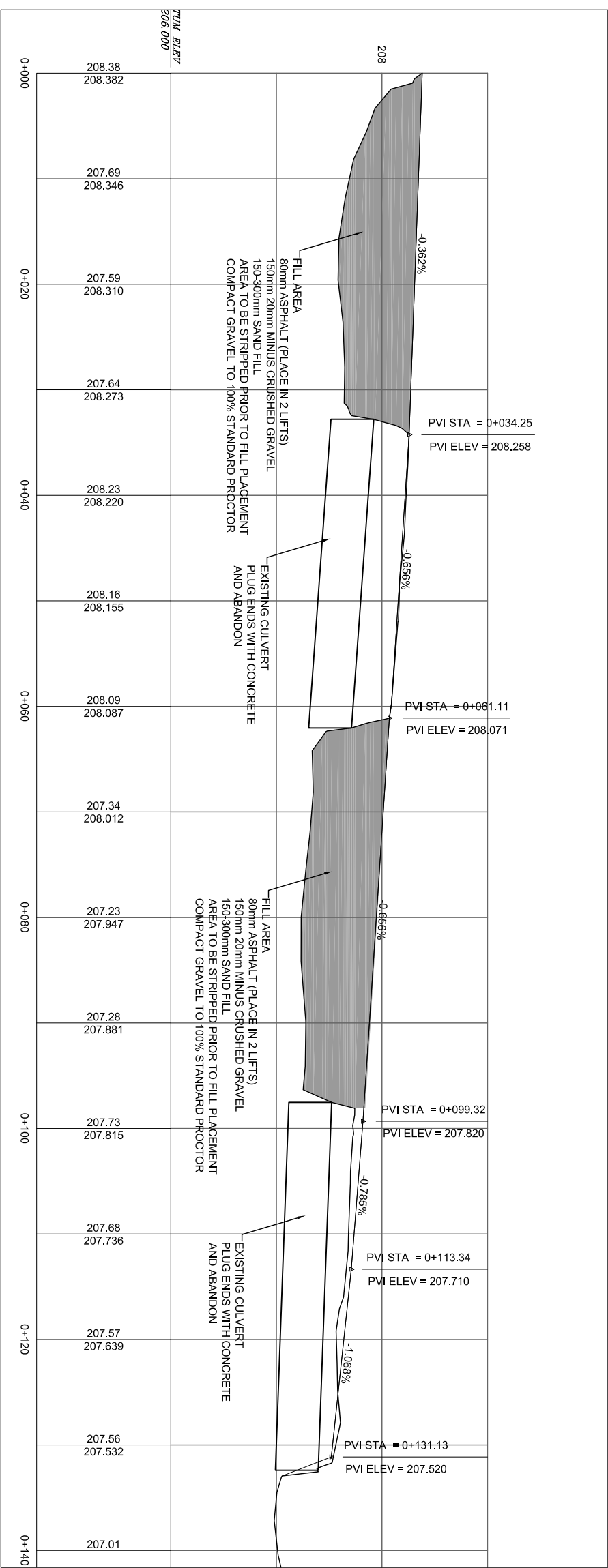
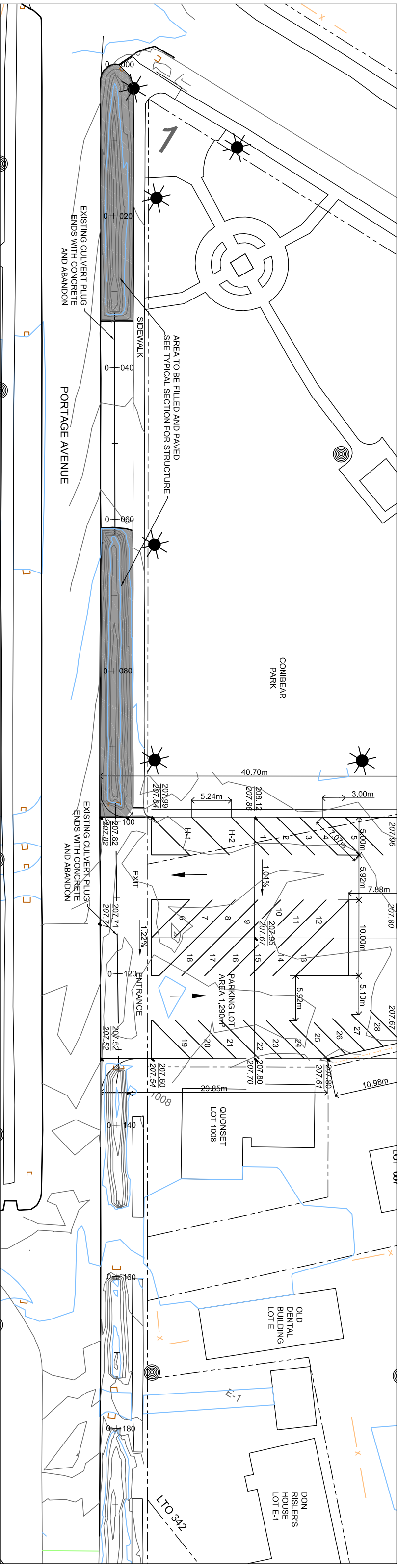
There are also associated engineering and design costs, however these costs are supported by the \$350k third-party funding received for Conibear Park design work and not considered here.

Current budget for this work is \$150k which supports parking lot paving. Should vendor parking also be required by Council then an additional \$75k in capital funds (from available CPI or Reserve accounts) is necessary (allowing approximate \$13.5k contingency).

Further, the intent is to sole-source this work to NT Construction as they are the only paving company in Fort Smith currently and the costs to mobilize/demobilize a paver from outside of Fort Smith would be prohibitive. Initial pricing had been obtained from NT Construction when the initial road paving contract was tendered and this pricing represents costs escalated from those obtained competitively.

Recommendation:

For Council review and decision.



		Project No.:		DRAWING TITLE:		CLIENT:		LEGEND				DRAWN BY: MH	
Dwg No.: 101		PROJECT: TOWN OF FORT SMITH ROADWORKS AND PAVING 2022- PORTAGE AVENUE		MASKWA JOB No.: 21-070				PROPERTY LINE POWER POLE DESIGN ELEVATION EXISTING ELEVATION GRADE				CHECKED BY:	
Revision 0												DATE: May 16, 2024	
										No.		Date	
										Description		Chkd	