

**Meeting Date:** September 5, 2023  
**Department:** Community Services  
**Report No.:** CS-2023-22  
**Submitted by:** Robert Lilbourne, Director of Community Services  
**Approved by:** Trisha McKibbin, Chief Administrative Officer

**SUBJECT:** 565 Lions Park Drive Site Investigation Testing Tender Award

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**RECOMMENDATION: THAT: Council receive report CS-2023-22 for information; and further THAT: Council award the tender for the Site Investigation Testing at 565 Lions Park Drive to PINCHIN for a value of \$53,486.25 plus HST.**

**STRATEGIC PLAN ALIGNMENT:**

This matter is in accord with the following strategic priorities:

***Local Infrastructure** - Households and business in Strathroy-Caradoc are supported by reliable, financially responsible and well-maintained infrastructure networks.*

**BACKGROUND:**

Staff presented report CS-2022-39 to Council for information providing an update at the time with regard to helping the new Council understand the history of the proposed new arena project in Mt. Brydges and where in the process the committee was, see the report attached.

Since that report, the Council has struck a new committee comprising of a majority of the Council. Members include Chair–Councilor Pelkman, Vice Chair- Mayor Grantham, and members Deputy Mayor McGuire, Councilors Willsie and Hipple. This committee had been meeting monthly but increased the frequency of meetings to two times a month to ensure that the committee work could be presented to the public prior to the summer months. The committee is working with staff and the architectural firm a+LINK to select a site and develop a draft site and floor plans.

The site of 565 Lions Park Drive was recommended by the committee to the Council at its April 11, 2023 meeting and the Council approved the Committee Minutes at its June 5<sup>th</sup> meeting accepting the location of 565 Lions Park Drive. This location has many positives some of which include: people within the community and outside the community know it, it is easily accessible, and allows the development of a future community hub of recreation offerings over time as the community continues

to grow. It is the only land currently available and owned by the Municipality large enough for a project of this nature.

At the June 5, 2023, Council meeting staff presented report CS-2023-14, which provided an update with regard to the status of the project and demonstrated the desire of the committee to ensure that the full Council is kept apprised of the process while seeking support of the Council to advance to next steps, which included a public information meeting. (PIM) See the report attached.

During the July 17, 2023 Council meeting staff presented an additional report CS-2023-18 updating Council on the PIM that was conducted on June 20, 2023 at the Caradoc Community Centre (CCC). During that meeting, staff asked for direction to continue with the site development for the new arena complex at 565 Lions Park Drive. This site development would include but not be limited to Geo-Technical, Site Survey, Soils, Site Servicing, and Designated Substance Surveys for both the Caradoc Community Centre and the Tri-Township Arena. See the attached report.

**COMMENTS:**

With Council's direction staff developed the following Scope of Work to form the basis of the tender:

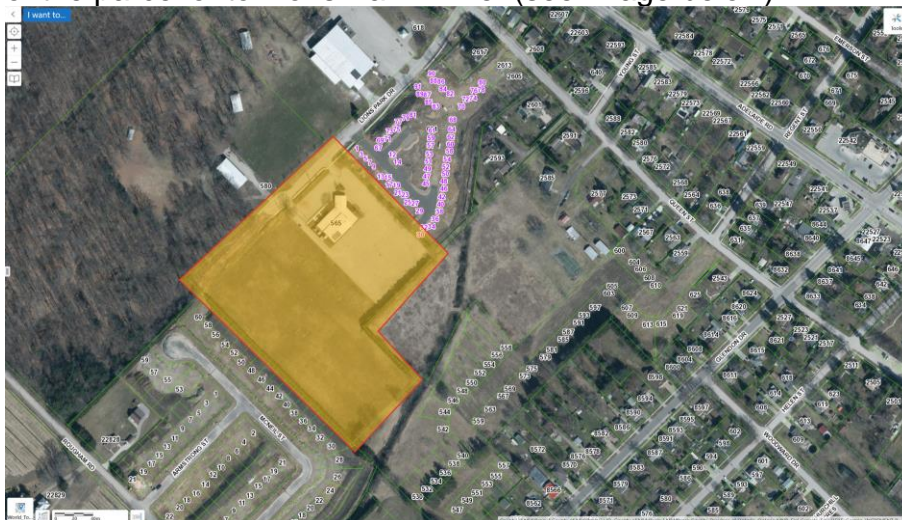
The Corporation of the Municipality of Strathroy-Caradoc is calling for complete tenders from qualified bidders to provide all labour, equipment and materials to conduct site investigation testing at 565 Lions Park Drive in Mt. Brydges ON. This testing will include the following:

- Site Survey
- Phase 1 Environmental Assessment.
- Geotechnical Report

Designated Substance Surveys to occur at the Caradoc Community Centre at 565 Lions Park Drive and the Tri-Township Arena located at 610 Lions Park Drive.

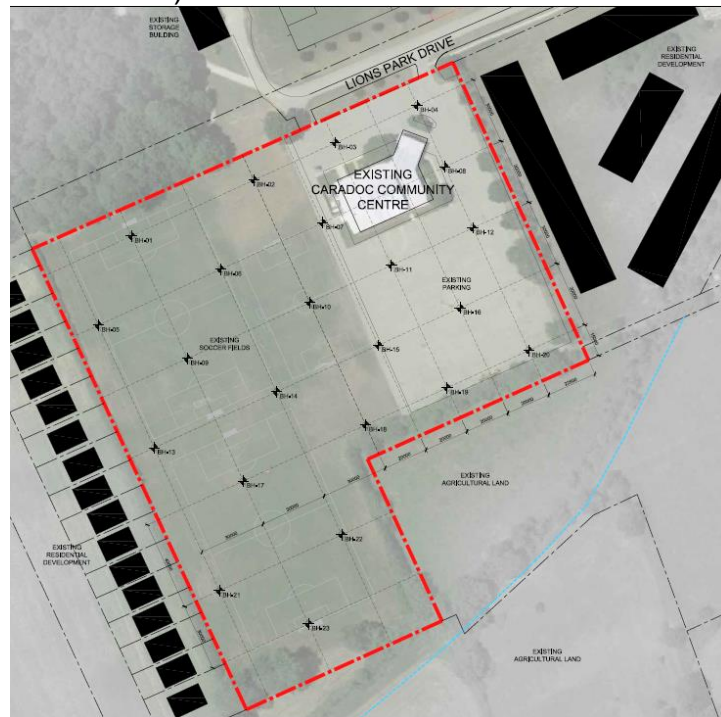
The site investigation testing will consist of the following:

1. Site Survey:
  - a. Include a topographical and site servicing survey for the parcel, including 10m outside of the parcel onto Lions Park Drive. (see image below)



2. Phase 1 Environmental Assessment of the identified parcel

3. Geotechnical Report – please include analysis and recommendations on infiltration potential. (see the image below for boreholes)



Designated Substance Surveys at:

- Caradoc Community Centre 565 Lions Park Drive Mt. Brydges
- Tri-Township Arena 610 Lions Park Drive, Mt. Brydges

The Municipality advertised the tender on the Bids and Tenders page of the Municipal Website. At the time of closing, we received one bid.

Staff and a+LINK reviewed the submission, PINCHIN is the recommended bidder meeting all the requirements.

**CONSULTATION:**

a+LINK

**FINANCIAL IMPLICATIONS:**

This falls within the \$500,000.00 available for the pre-work of the new complex.

**ATTACHMENTS:**

CS-2022-39

CS-2023-14

CS-2023-18