

COUNCIL REPORT

M&C No.	M&C 2019-44
Report Date	March 04, 2019
Meeting Date	March 11, 2019
Service Area	Transportation and Environment Services

His Worship Mayor Don Darling and Members of Common Council

SUBJECT: Rockwood Golf Course Irrigation Pump Station Purchase

OPEN OR CLOSED SESSION

This matter is to be discussed in open session of Common Council.

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
<i>Tim O'Reilly</i>	<i>Michael Hugenholtz</i>	<i>John Collin</i>

RECOMMENDATION

Your City Manager recommends that, notwithstanding the City's Purchasing Policy, Common Council purchase (supply and install) from Irriplus Ltd. a replacement irrigation pump station for the Rockwood Park Golf Course as per the quote attached to M&C 2019-44.

PREVIOUS RESOLUTION

N/A

REPORT

The City of Saint John owns the Rockwood Park Golf Course. The City currently has an agreement with Golf Rockwood Inc. to operate the golf course and adjacent driving range on behalf of the City.

The golf course contains an irrigation system. The system includes a pumping station that pumps water from an adjacent watercourse to a series of pipes throughout the golf course to water the golf greens.

The current pumping station for the irrigation system was constructed in 1998. The pumping station has reached the end of its useful life between its age and a lightning strike that occurred in 2018. The current system has some inefficiencies including two sets of pumps that increases its operating and maintenance costs compared to alternative systems.

Common Council approved funding in its 2019 General Fund Capital Budget to replace the golf course irrigation pump station. The original intent was to initiate a competitive Request-for-Proposal process.

Two new sets of information realized in recent months has caused staff's recommendation to change from a competitive process to a sole source purchase:

1. There is urgency of replacing the current system in early 2019 as a result of the current winter conditions. The extended accumulation of ice this winter is expected to cause significant winter kill to grass including on the greens of the golf course. Golf Rockwood Inc. are preparing for significant grass seeding in the spring that would likely require water from the irrigation system. Much of the golf course greens are constructed on rock and the minimal soil between the rock and grass dries out quickly in warm, dry weather. As the RFP process can take upwards of 8 to 10 weeks to complete before an order can be placed, staff are recommending a sole source purchase to expedite this replacement ensuring the required system is in place by early Spring as well as ensuring the operation of the Golf Course is not adversely affected by a late start in repairing turf damage.
2. Irriplus Ltd. representatives installed the current pumping station in 1998 under the direction of the previous operators of the golf course and have the past knowledge of the system and the required expertise. This type of irrigation system is very specialized and requires the engagement of a qualified provider. It would have been challenging for the City to write terms of reference in an RFP document to provide other potential suppliers with the same understanding of the infrastructure.

Golf Rockwood Inc. has confidence in the solution developed by Irriplus Ltd. They draw on the expertise of this company from time to time in the operation of the golf course.

City staff engaged CBCL Ltd. to complete an independent review of Irriplus Ltd.'s proposal. CBCL Ltd. provides the City, Saint John Water in particular, with professional advice regarding water and wastewater systems including pumping stations. CBCL Ltd. has concluded the quote is complete and appropriate for the scope of work required. CBCL Ltd. needed to draw on Irriplus' understanding of the current irrigation system.

STRATEGIC ALIGNMENT

The Rockwood Park Golf Course aligns with Council's priority of investing in recreation. The current agreement with Golf Rockwood Inc. also aligns with Council's Valued Service Delivery priority of providing service through partnerships and Fiscal Responsibility priority as the agreement produces operating revenues for the City annually.

The golf course is part of Rockwood Park, one of two regional parks identified in PlaySJ.

The lack of corporate knowledge of the irrigation system provides an example of why the City's investment in developing an Asset Management Program is so important. Better knowledge of assets' lifecycle investment requirements, such as the golf course's irrigation system, will build upon the quality of the City's Long Term Financial Plan.

SERVICE AND FINANCIAL OUTCOMES

The supply and install purchase of the replaced pumping station from Irriplus Ltd. will cost \$124,480.00 plus HST. This investment is budgeted as part of the 2019 General Fund Capital Budget.

The replaced system is expected to reduce operating and maintenance costs including through the reduction from two to one set of pumps.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

The City's Materials Management Division is in agreement with the sole source recommendation given the facts described in this report.

ATTACHMENTS

Scope of work from Irriplus Ltd. for supply and install of the replaced golf course irrigation system pump station.