
From: Richard Holborn
Director, Engineering Services

Subject: Diana, Princess of Wales Park
Six Dedicated Outdoor Pickleball Courts
Request for Tender No. T2025-8
File: A-1440

Recommendation:

1. That Request for Tender No. T2025-8 for the Diana, Princess of Wales Park Pickleball Courts as submitted by Zilli Construction Ltd. in the total tendered amount of \$312,963.00 (net HST) or \$347,531.50 (HST included) be accepted;
 2. That the total gross project cost of \$419,180.00 (HST included), including the tendered amount, a contingency and other associated costs, and the total net project cost of \$377,485.00 (net HST) be approved;
 3. That Council authorize the Director, Finance & Treasurer to finance the total net project cost of \$377,485.00 as approved in the 2025 Capital Budget to be funded by a transfer from the Casino Reserve;
 4. That the Director, Engineering Services be authorized to execute the Form of Agreement with Zilli Construction Ltd. pursuant to Request for Tender No. T2025-8; and
 5. That the appropriate officials of the City of Pickering be authorized to take the necessary actions as indicated in this report.
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Executive Summary: The purpose of this report is to obtain Council authorization to award Request for Tender No. T2025-8 for the construction of six dedicated pickleball courts located at Diana, Princess of Wales Park, to Zilli Construction Ltd. The project, directed by Resolution #360/23, #361/23 (Attachment 1), and approved in the 2024 and 2025 Capital Budgets, has undergone thorough planning, including multiple drawing submissions and conditional approvals from Hydro One Networks Inc. and Infrastructure Ontario.

Extensive public engagement revealed strong community support, with 93% of survey respondents favouring the new courts, and minimal concerns about potential noise. Environmental noise and site assessments confirmed the suitability of the location.

Request for Tender No. T2025-8, for the construction of six pickleball courts was advertised on the City's bids&tenders portal on Wednesday, May 14, 2025, and closed on Friday June 6, 2025, with 15 bidders responding. The lowest compliant bid of \$312,963.00 (net HST) or \$347,531.50 (HST included) submitted by Zilli Construction Ltd. is recommended for approval,

subject to the receipt and approval of all pre-conditions of award required in accordance with the bid document.

Subject to the receipt and approval of all pre-conditions of award required in accordance with the bid document, the Engineering Services Department recommends the acceptance of the lowest compliant bid submitted by Zilli Construction Ltd. for Request for Tender No. T2025-8 in the amount of \$312,963.00 (net HST) or \$347,531.50 (HST included) and that the total net project cost of \$377,485.00 (net HST) be approved.

Relationship to the Pickering Strategic Plan: The recommendations in this report respond to the Pickering Strategic Plan Priority of Advance Innovation & Responsible Planning to Support a Connected, Well-Serviced Community and to Advocate for an Inclusive, Welcoming, Safe & Healthy Community.

Financial Implications:

1. Tender Amount

Request for Tender No. T2025-8	\$307,550.00
HST (13%)	<u>39,981.50</u>
Total Gross Tender Amount	<u>\$347,531.50</u>

2. Estimated Project Cost Summary

Request for Tender No. T2025-8	\$307,550.00
Associated Costs	
Geotechnical Report	11,900.00
Materials Testing Allowance	5,000.00
HONI Review Fee	1,600.00
Environmental Noise Report	8,000.00
Construction Contingency (12%)	<u>36,906.00</u>
Sub Total – Costs	\$370,956.00
HST (13%)	<u>48,224.00</u>
Total Gross Project Cost	<u>\$419,180.00</u>
HST Rebate (11.24%)	<u>(41,695.00)</u>
Total Net Project Cost	<u>\$377,485.00</u>

3. **Approved Source of Funds – 2025 Parks Capital Budget**

Expense Code	Source of Funds	Approved Budget	Required
C10320.2419	Casino Reserve	<u>\$1,150,000.00</u>	<u>\$377,485.00</u>
504700			
	Total	<u>\$1,150,000.00</u>	<u>\$377,485.00</u>

Net Project Cost under (over) Approved Funds	\$772,515.00
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Discussion: The purpose of this report is to obtain Council authorization to award Request for Tender No. T2025-8 for the construction of six dedicated pickleball courts located at the south end of Diana, Princess of Wales Park, to Zilli Construction Ltd.

As part of the 2024 and 2025 Capital Budgets, funds were approved for the design, approvals, and construction of an outdoor pickleball complex at Diana, Princess of Wales Park. The site for the six new pickleball courts at Diana, Princess of Wales Park was chosen for its optimal setback from residential communities, convenient access, and proximity to a gravel parking lot that serves players who drive. While Village East Park was also considered, it would have required removing a highly programmed soccer pitch; at Diana, Princess of Wales Park, only a junior soccer pitch rarely programmed due to its location near the entrance driveway will be displaced. The project includes the construction of six dedicated pickleball courts with fencing and an asphalt pathway connecting to the gravel parking lot. The location map for the proposed outdoor pickleball facility is provided in Attachment 2 to this report.

As directed by Resolutions #360/23 and #361/23 (Attachment 1), City staff and Hydro One Networks Inc. (HONI) representatives have been engaged in ongoing dialog and drawing review from our first submission of the concept drawings in March 2024 to submission of construction drawings (4th submission) on April 1, 2025, where final HONI comments were addressed. These drawings were circulated by HONI to their engineering staff as well as to Infrastructure Ontario who is the landowner of the hydro corridor.

Following our 4th submission, conditional approval was given by HONI to commence procurement as final approval is imminent. In the event there are any minor outstanding comments or conditions to be addressed, those can be addressed prior to the construction start date.

On March 17, 2025, HONI advised that since there is an existing license in place, all improvements within the existing license would be documented via Terms & Conditions once final approval is given. City Staff will review the Terms & Conditions upon receipt and confirm our adherence, which will act as the formal approval to proceed within the existing licensed area.

Public engagement was undertaken to provide opportunities for feedback from residents about the project and the location. An online survey was posted to Let's Talk Pickering on January 20, 2025, and was available until February 16, 2025. The survey was promoted through the City's website and social media channels. Post cards (with webpage links and public engagement dates) were distributed to approximately 2,000 households within the immediate community. Two engagement sessions were held at Chestnut Hill Developments Recreation Complex on January 21, 2025 (in the evening) and January 23, 2025 (in the afternoon) for residents to provide input and speak directly with staff.

Survey results included 384 responses with 93% of respondents in favour of constructing pickleball courts, and 89% of respondents in favour of the site location. Additionally, 95% of the respondents did not have any concern about the noise generated from pickleball.

In addition to community engagement, Actinium Engineering was retained to conduct an Environmental Noise Report to better understand the current site conditions and the impact that six pickleball courts would have on the surrounding community. Following careful review of the British Columbia Pickleball Guidelines in conjunction with our studies conducted by Actinium Engineering, it is staff's opinion that the south end of Diana, Princess of Wales Park is suitable for outdoor pickleball courts due to the available open space for setbacks from residential properties and its proximity to Pickering Parkway and Highway 401 which will assist in masking the noise.

Request for Tender No. T2025-8, for the construction of six pickleball courts was advertised on the City's bids&tenders portal on Wednesday, May 14, 2025, and closed on Friday June 6, 2025, with 15 bidders responding. The lowest compliant bid of \$312,963.00 (net HST) or \$347,531.50 (HST included) submitted by Zilli Construction Ltd. is recommended for approval, subject to the receipt and approval of all pre-conditions of award required in accordance with the bid document. The total gross project cost, which includes the tendered amount, a contingency and other associated costs, is estimated at \$419,180.00 (HST included) and the total net project cost is estimated at \$377,485.00 (net HST).

Subject to the receipt and approval of all pre-conditions of award required in accordance with the bid document, the Engineering Services Department recommends the acceptance of the lowest compliant bid submitted by Zilli Construction Ltd. for Request for Tender No. T2025-8 in the amount of \$312,963.00 (net HST) or \$347,531.50 (HST included) and that the total net project cost of \$377,485.00 (net HST) be approved.

Attachments:

1. Resolutions #360/23 and #361/23
2. Location Map

Prepared By:

Original signed by:

Jia Dhatt, BLA, OALA Associate
Coordinator, Landscape & Parks Development

Original signed by:

Arnold Mostert, OALA
Manager, Landscape & Parks Development

Original signed by:

Cathy Bazinet, NIGP-CPP
Manager, Procurement

AM:mjh

Approved/Endorsed By:

Original signed by:

Richard Holborn, P. Eng
Director, Engineering Services

Original signed by:

Stan Karwowski, MBA, CPA, CMA
Director, Finance & Treasurer

Recommended for the consideration
of Pickering City Council

Original signed by:

Marisa Carpino, M.A.
Chief Administrative Officer

Legislative Services Division
Clerk's Office
Directive Memorandum

December 15, 2023

To: Richard Holborn
Director, Engineering Services

From: Susan Cassel
City Clerk

Subject: Direction as per Minutes of the Meeting of City Council held on
December 11, 2023

Director, Engineering Services, Report ENG 16-23
Dedicated Outdoor Pickleball Court Options – South Pickering

Council Decision

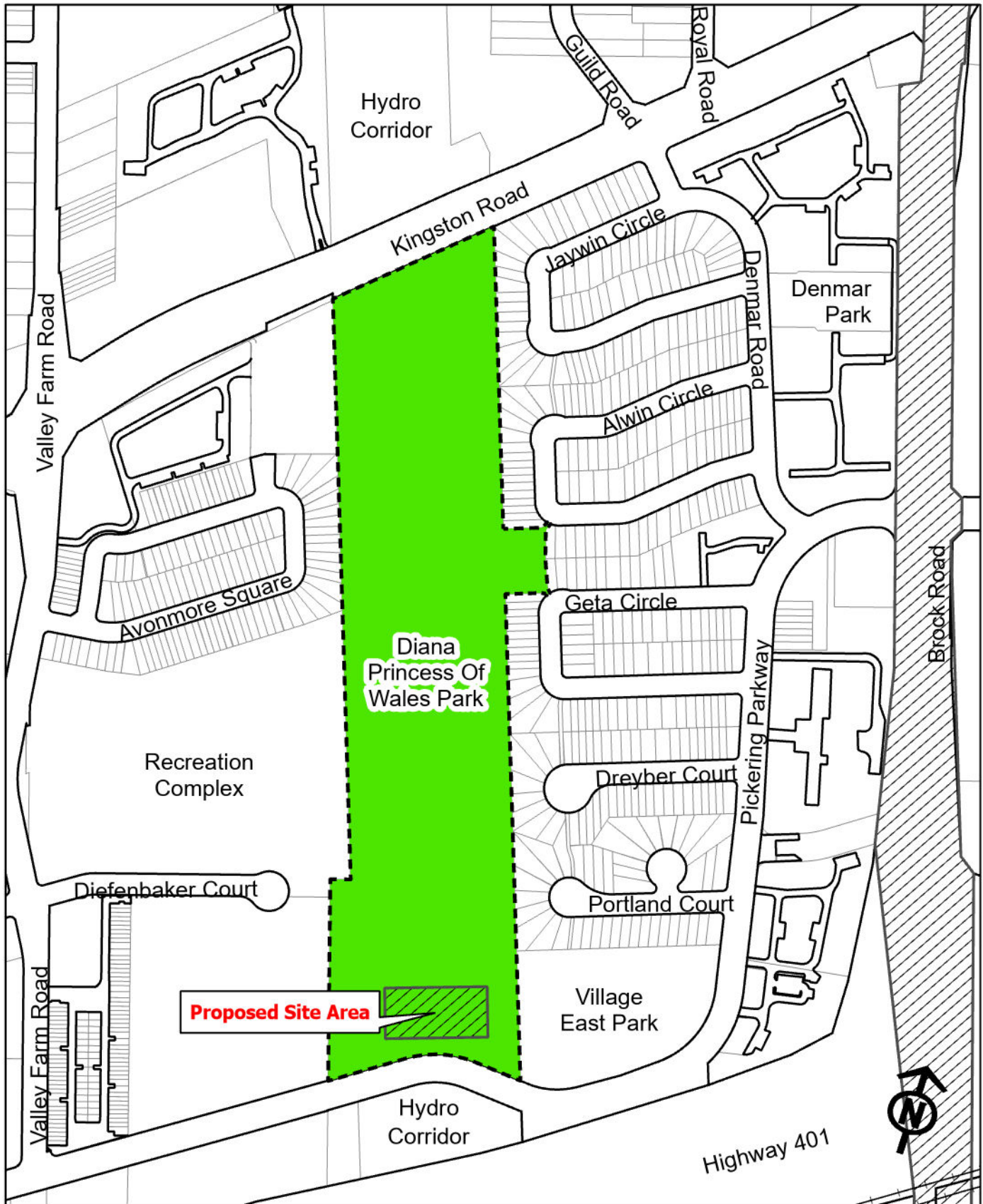
Resolution #360/23, #361/23

1. That Report ENG 16-23 regarding dedicated outdoor pickleball court options in South Pickering be received;
2. That staff be directed to continue discussions with the Toronto and Region Conservation Authority with respect to possible arrangements for a dedicated pickleball facility in the Petticoat Creek Conservation Park;
3. That staff be directed to continue negotiations with Hydro One with respect to the possibility of dedicated pickleball facility in Diana Princess of Wales Park, and that staff report back on their findings to Council no later than Quarter 2 of 2024;
4. That staff be directed to continue the investigation of a potential site for a dedicated outdoor pickleball facility within South Pickering through the Recreation and Parks Master Plan update, and to continue dialogue with the 1st Pickering Pickleball Club regarding site selection and facility design; and,
5. That the appropriate officials of the City of Pickering be authorized to take the necessary actions as indicated in this report.

Please take any action deemed necessary.

Susan Cassel

Copy: Director, Community Services
Chief Administrative Officer



Engineering Services
Department

SCALE:
1:5,000

DATE:
Jun. 10, 2025

Diana Princess of Wales Park Location Map

City of
PICKERING