

TO: MAYOR & COUNCIL
FROM: DEPUTY CHIEF ADMINISTRATIVE OFFICER AND CHIEF FINANCIAL OFFICER
SUBJECT: **CI – PROGRESSIVE DESIGN-BUILD CENTRAL PARK POOL COVER**
PURPOSE: To obtain Council approval to award a Contract Increase (CI) for Phase 2 of the Progressive Design-Build contract for the Central Park Pool Cover project.

RECOMMENDATION

THAT a contract increase to Carscadden Stokes McDonald Architects Inc, in association with Holaco Construction (1997) Ltd. for an estimated total cost of \$3,675,000 including GST in the amount of \$175,000 for Option 1, for the Central Park Pool Cover project as outlined in the July 10, 2023 Council Report titled “CI – Progressive Design Build Central Park Pool Cover”, be approved; and

THAT final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

OR

THAT a contract increase to Carscadden Stokes McDonald Architects Inc, in association with Holaco Construction (1997) Ltd. for an estimated total cost of \$7,350,000 including GST in the amount of \$350,000 for Option 2, for the Central Park Pool Cover project as outlined in the July 10, 2023 Council Report titled “CI – Progressive Design Build Central Park Pool Cover”, be approved; and

THAT final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS

I concur with the recommendation of the Deputy Chief Administrative Officer and Chief Financial Officer.

1.0 POLICY SECTION

The City’s Change Order Policy requires change orders, which individually or when accumulated with prior change orders, increases the total value of the contract exceeding \$1,000,000 shall be approved by Council.

2.0 BACKGROUND

At the Closed Council Meeting on February 21, 2023, staff presented several options to Cover Central Park Pool to Council for consideration. Subsequently, Council provided authorization for staff to proceed with preparing a project concept design and feasibility study including an updated Class D cost estimate for a Tensioned-Membrane Modular Structure.

The Project is being delivered across two (2) phases under the Progressive Design-Build model. Phase 1 includes due diligence, concept design, schematic design, design development, owner's statement of requirements and permitting, and the form of contract is the City's Consulting Agreement. Phase 2 includes the preparation of construction documents, permits, and construction of the Pool Cover, and the form of contract specifically is the CCDC14 – Design-Build Contract Stipulated Price Contract, 2013 (CCDC14).

Two submissions following a Request for Proposal were received by the closing time on May 4, 2023. Based on the RFP's evaluation criteria consisting of methodology, approach, design, qualifications, experience, value added services and pricing, Carscadden Stokes McDonald Architects Inc. in association with Holaco Construction (1997) Ltd. received the highest overall scoring.

City staff reviewed the submission for compliance with the terms of the RFP document, ability to deliver a quality structure, meet the prescribed schedule, and overall cost, and awarded Phase 1 services to a design-builder for a contract value of \$124,950 including GST in the amount of \$5,950 to Carscadden Stokes McDonald Architects Inc, in association with Holaco Construction (1997) Ltd.

Carscadden Stokes McDonald Architects Inc, and their team of sub-consultants along with City staff, worked collaboratively to evaluate design options considering various factors, including budget, program requirements, user preferences, and the City's sustainability goals. The options considered include a metal roof cover over the pool, a tension membrane modular structure, and a pre-engineered steel building. The team explored tensioned-membrane modular structures of different sizes and configurations, considering their advantages, such as faster installation times. However, smaller options were excluded due to the existing building's limitations, which would have required significant renovations or new winterized change rooms. These changes would have increased both the cost and the project schedule. On the other hand, larger tensioned-membrane structures that could cover both the pool and the existing building posed challenges in terms of higher costs and increased heating and ventilation requirements. After a thorough analysis, pre-engineered steel buildings emerged as the most viable choice. These buildings offer the flexibility to accommodate changing program needs and future expansions. These structures can easily be modified or expanded, ensuring long-term functionality and cost savings.

This recommendation is to approve a contract increase for Phase 2 to Carscadden Stokes McDonald Architects Inc. in association with Holaco Construction (1997) Ltd. in the amount of \$3,675,000 including GST in the amount of \$175,000 for Option 1 or in the amount of \$7,350,000 including GST in the amount of \$350,000 for Option 2.

The total estimated contract value will be \$3,799,950 including GST in the amount of \$180,950 for Option 1 or the total estimated contract value will be \$7,474,950.00 including GST in the amount of \$355,950.00 for Option 2. The General Manager Lands and Facilities concurs with this recommendation.

Contract History	Date	Option 1 Accumulative Total Change (including GST)	Option 2 Accumulative Total Change (including GST)
Original Contract Award – Phase 1	May 2023	124,950	124,950
Design Build – Phase 2	Pending	3,675,000	7,350,000
Total		\$3,799,950	\$7,474,950

3.0 GENERAL INFORMATION

This report presents an overview of the originally requested option of covering the pool only (Option 1) and an option to provide a winterized pre-fabricated steel building (Option 2).

Option 1 – Cover Over Pool Only

The originally requested option of solely covering the pool is estimated at \$3,675,000.00, however this option poses a number of limitations. In order to comply with Health Regulations for a public facility, there would be additional operating costs to rent temporary facilities (change rooms, showers, washrooms) since the current facilities are uncovered and do not have water in the winter. Without upgrading existing mechanical systems, only minimum pool heating would be provided.

Option 2 – Winterized Pre-Engineered Steel Building

The second option is to cover the existing pool and change rooms with a pre-engineered steel building with insulated panels and an HVAC system at a cost of \$7,350,000. The building will include several large garage doors that can be opened in the summer for fresh air and an open swimming experience and skylights to maximize daylight in the building.

This option offers the advantage of a heated swimming environment, allowing for and encouraging year-round swim lessons, aqua fit classes, and drop-in programs, irrespective of weather conditions. Additionally, this solution eliminates the need for separate heated washrooms and change areas. Enclosing the pool and existing building with an insulated, pre-fabricated steel structure with winter heating also allows the existing pool heating equipment to function year-round without significant upgrades. The structure can be disassembled and used elsewhere in the future when the time comes to replace the pool.

A Cost Estimate (Class D) was completed in June 2023, which estimates the total project cost at \$7,350,000.00, which includes site servicing, foundations, and the pre-engineered building design and construction.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The RFP #70-03-23 Progressive Design-Build Central Park Pool Cover (Attachment 1) was publicly advertised. Upon closing, the City received a total of two submissions.

5.0 FINANCIAL CONSIDERATIONS

Funding for this capital work is included in the 2023 – 2027 Financial Plan under Lands & Facilities – Civic Projects for the Central Park Pool Cover project under WBS element: ENX.0171 (\$7,000,000). This project was added to the capital plan via report to Council. To accommodate the addition of this capital project, plan reallocation was made from Rosemary Brown Arena (\$6,000,000) and from the James Cowan Theatre Renewal project (\$1,200,000).

Respectfully submitted,

Noreen Kassam, Deputy Chief Administrative Officer and Chief Financial Officer

ATTACHMENTS

Attachment 1 – RFP#70-03-23

REPORT CONTRIBUTORS

This report was prepared by Scott Lovas, Purchasing Specialist and reviewed by Sophan Lum, Assistant Manager, Purchasing – Capital.