



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

MEETING DATE: December 7, 2015

FROM: Chief Administrative Officer

FILE NO:

MEETING: C.O.W.

SUBJECT: Leisure Centre Pool Renovations Contract Award

EXECUTIVE SUMMARY:

Bid submissions for the proposed Maple Ridge Leisure Centre Pool Improvements (ITT-PL15-67) were received October 28, 2015. Three contractors were previously pre-qualified for a project of this scope and all were in compliance with the requirements of the tender documents. Staff have evaluated each of the submissions and are recommending that the renovation contract be awarded to the lowest compliant bidder, Mierau Contractors Limited for Option 1 for the sum \$4,811,062.00.

This option will necessitate the aquatic area of the Leisure Centre being closed for one year. Option 2, to phase the construction work was also considered, however it is not recommended as it and would cost an additional \$124,487.00 and would result in a longer closure. In addition the Fraser Health Department has advised that they would not support the pool being kept open while the construction hoarding is in place.

RECOMMENDATION:

- (a) That the Corporate Officer be authorized to sign and execute the Construction Contract (ITT-PL15-67) with Mierau Contractors Limited for the construction of the Maple Ridge Leisure Centre Pool, mechanical and filtration systems for a total of \$4,811,062.00, excluding GST; AND,
- (b) That a contingency of 10% be established for the Construction Contract (ITT-PL15-67) in the amount of \$481,000.00 which will increase the previously proposed project budget by an additional \$271,834.00.

DISCUSSION:

a) Background Context:

On February 16, 2015, Council awarded Architectural Design Services for the Maple Ridge Leisure Centre pool improvement project to SHAPE Architecture Inc. for a contract price of \$399,891.00 plus an \$80,000.00 (20%) contingency for a total budget of \$479,772 for the detailed design phase of this project.

On May 15, 2015, staff issued a Request for Qualifications (RFQ-PL15-44) for Construction Contractors. Each bidder was asked to provide a list of comparable work experiences with projects similar in scope and scale of the Maple Ridge Leisure Centre Pool Upgrades, including references, subcontractors, bonding and listing key team members with mechanical pool experience. In addition, the bidders were asked to provide two options; one that would involve the aquatic facility being closed for the duration of construction and a second option that attempted to keep one or more pools up and running for a portion of the construction project.

On October 28, 2015, staff received compliant bids from the Pre-Qualified contractors as follows:

Option #1 – Complete closure of Aquatic facility for the construction period:

Firm	Cost	Estimated Construction Schedule
Heatherbrae Builders Company	\$5,490,000.00	56 weeks
Mierau Contractors Limited	\$4,811,062.00	52 weeks
KDS Construction	\$5,397,000.00	52 weeks

Option #2 – Phased approach:

Firm	Cost	Estimated Construction Schedule
Heatherbrae Builders Company	\$6,090,000.00	78 weeks
Mierau Contractors Limited	\$4,935,549.00	65 weeks
KDS Construction	\$5,647,000.00	70 weeks

b) Desired Outcome:

To ensure this facility will continue to serve the community in the future. Staff has identified a variety of electrical, mechanical, filtration and chlorination equipment that should be replaced, preferably prior to a failure of any of these systems that could result in an extended closure of the pools. If the City wishes to continue to use this facility, it will be necessary to have a plan in place to address the replacement of these major components that are approaching or have exceeded their forecasted useful life expectancy, thereby ensuring the effective circulation of clean, treated water in this public facility.

One of the initial drivers of this project was the desire to convert the chlorine gas system to liquid chlorine and ultra violet system to reduce the risk level associated with the original system. In the interim, facility safety is ensured through multiple chlorine gas sensors throughout the pool deck and mechanical room areas. These sensors are capable of detecting very low levels of chlorine gas and will activate an alarm in the event of a leak, thereby allowing for safety protocols such as evacuation and quick response to contain and resolve leak issues, should they occur. The installation of a liquid chlorine and ultra violet system will eliminate the risk that can result from a chlorine gas leak.

Additionally, the aquatic facility is not adequately meeting the needs of an important segment of our community that requires assistance in accessing the aquatic pools. In July of 2015 staff applied for and received a \$50,000 federal grant to enhance accessibility for children and youth with varying abilities to the leisure (therapeutic) pool through the redesign of the entry/access points into the pool. Consequently, the aquatic upgrades encompass a wide, gradual walkway from the pool deck into the leisure pool and hot tub which will enable wheelchair access thereby eliminating the need for portable lifting devices and transfer lifts. Accessibility features such as this will ensure the aquatic facility is welcoming to all of our citizens.

c) Strategic Alignment:

This project aligns with the City's strategic objective to manage existing municipal infrastructure through the preparation of appropriate plans to ensure development, maintenance and renewal of community assets, including the Maple Ridge Leisure Centre.

d) Citizen/Customer Implications:

The renovation project is quite significant and will have a substantial impact on public access to aquatic services. While citizens and customers will retain access to the remainder of the

building, such as the gymnasium, weight room and racquet ball courts, the aquatic area will be closed for an estimated 52 week period.

The recommended contractor has provided staff with a detailed plan of the hoarding (construction wall painted on both sides) that would be required if the project was to be phased. Unfortunately the proximity of the hoarding wall to the competition and teach pools would eliminate aquatic staff's ability to effectively guard the pool. The contractor has advised that it is not possible to reduce the construction zone further to accommodate guarding. (Option 2 hoarding diagram is attached).

Staff also consulted with the Fraser Health Authority (FHA) regarding any rules or regulations that may apply if this project was phased as outlined in Option 2. FHA has advised that they do not support the phased approach as a minimum width of 1.2 m must be maintained around the perimeter of the pool in order to maintain patron safety. Therefore a permit to operate would not be provided during construction should Option 2 be considered.

Although all users of the Maple Ridge Leisure Centre pool will be affected by this closure, groups such as the Haney Seahorses and the Haney Neptunes Swim Club will be highly impacted. The following table outlines a tentative plan to accommodate these clubs during an extended closure:

Swim Club	Accommodation Plan
The Haney Neptunes offer competitive swimming from May 1 to mid-August, plus a maintenance program of 2 hours per week for the remaining months	The Haney Neptunes summer program can be accommodated at Hammond Pool from May 1, 2016.
The Haney Seahorses operate year round with a break in July and August.	The Seahorses can be provided with the option to move their practices to Walnut Grove Aquatic Centre, which is about a 20 minute drive from the Maple Ridge Leisure Centre.

Parks and Leisure Services Staff have connected with neighbouring pool facility operators and determined that it is likely that our swim club programs could be accommodated at the Walnut Grove pool in Langley. The staff at that location have advised that they would offer the Maple Ridge Swim Clubs the same "not for profit rate" that they provide their own swim clubs. However, the Langley rate is higher than the City of Maple Ridge Fees and Charges Bylaw.

If this location is utilized Council could consider providing the clubs with a grant that off-sets the difference in the hourly rates provided by each community. If all time available was book by the two clubs, it would cost approximately \$100,000. In 2014 the Seahorses paid \$22,208.43 and the Neptunes \$36,488.72 for pool time, a difference of approximately \$42,000.

Categories	Maple Ridge Rate	Langley Rate
Non Profit - 25m lane - Prime Hourly Rate		\$10.82
Non Profit - 25m lane - Non-Prime Hourly Rate		\$5.41
Non Profit - 50m lane - Prime Hourly Rate		\$21.64
Non Profit - 50m lane - Non-Prime Hourly Rate		\$10.82
Competition Pool - 25m lane	\$5.96	
Teach Pool - 25m lane	\$5.07	

e) Interdepartmental Implications:

The closure of the pool for an extended period of time will result in a number of aquatic staff being laid off for the duration of the project as there would be no shifts available for them. This project will have an impact on a number of part time employees. It also has the potential to affect other areas of Parks and Leisure Services as a result of seniority rights being implemented for those employees affected by the pool closure.

f) Business Plan/Financial Implications:

The Finance Department worked with Parks and Leisure Services staff to develop a financial strategy to advance the project funding utilizing dedicated lifecycle funds. This funding strategy is employed with the understanding that other non-urgent infrastructure projects in other municipal buildings may need to be delayed to accommodate this priority project.

As of January 2016, the City will have accumulated approximately \$2,000,000.00 in the City's Infrastructure budget to help fund this project. The balance of the funding required for this project, including the additional contingency, will be borrowed internally from the capital works reserve and repaid to the reserve by allocating a portion of the annual infrastructure budget over the next five years. This funding strategy was discussed with Council in an earlier report on this topic.

Budget Breakdown

Shape Architecture (design)	\$ 399,810	(399,810 is already spent)
Design contingency	\$ 79,962	(\$35,000 is already spent)
Mierau Contractors (Construction)	\$ 4,811,062	
Proposed Construction contingency	<u>\$ 481,000</u>	
Sub Total	<u>\$ 5,771,834</u>	
Previously proposed budget	\$ 5,500,000	
Additional contingency funds requested	<u>\$ 271,834</u>	
Revised Budget	<u>\$ 5,771,834</u>	

g) Alternatives

Staff had previously indicated to Council that a full closure of the aquatics area was a possibility; however the requirement of a one year closure is longer than was anticipated when the project went to tender. Staff had expected that a phased approach would have enabled some of the pool areas to remain open while other mechanical or construction work was being performed.

As a result of this new closure period information, Council could consider an option of not approving the award of this construction contract, or delaying the project until such time as a second pool has been built in Maple Ridge, which would eliminate or reduce the impact on our citizens and swim clubs who use the facility, and the need for aquatic staff layoffs (at least at this time).

However, there are some risks associated with a deferral of a project of this magnitude. For instance, a failure of any of the major pool operating components could result in the closure of the pool until replacements can be found. It is important to note that some of the equipment in the Leisure Centre is original equipment and replacement parts are no longer available. Sourcing or manufacturing replacement parts for unanticipated repairs may also have a real impact on citizen access to the aquatics area. It is anticipated that the planning process through to the opening of new pool facility could take as long as 5 years.

As a result of this risk, staff is hesitant to suggest the deferral of this project. The most significant concern is the substantial loss of water that is occurring from two of the pool tanks. Unfortunately it is not possible to definitively determine if this water loss is from the pool tanks directly, from the supply and return pipes or from the surge tanks. Investigating this properly would necessitate the removal of the pool deck to inspect the water lines supplying the pools. The pool renovation project would have addressed all of our concerns in this regard.

CONCLUSIONS:

The detailed design phase has been completed, and the estimates for construction that were received are within the anticipated estimated budget. Therefore, staff recommends that the contract for the Maple Ridge Leisure Centre Renovations be awarded to Mierau Contractors Limited. An additional funding allotment of \$271,834.00 is also recommended as a contingency fund in the event of any unforeseen issues that may arise once demolition of the old pool commences.

“Original signed by David Boag”

Approved by: David Boag, Director
Parks & Facilities

“Original signed by Trevor Thompson”

Approved by: Trevor Thompson
Manager, Financial Planning

“Original signed by Kelly Swift”

Approved by: Kelly Swift
General Manager Community Development,
Parks and Recreation

“Original signed by Ted Swabey”

Concurrence: **Ted Swabey**
Chief Administrative Officer

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