



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Proposed Leisure Centre Lifecycle Repairs Report

MEETING DATE: February 16, 2015
FILE NO:
MEETING: C.O.W.

EXECUTIVE SUMMARY:

Ten submissions for a Request for Proposal (RFP-PL14-68) for Architectural Design Services for the Maple Ridge Leisure Centre were received on January 19, 2015. The Recreation and Facilities Operations staff reviewed the proposals in accordance with established evaluation criteria, and is recommending the best value submission for an Architectural Design Services contract.

RECOMMENDATION:

That the contract be awarded to SHAPE Architecture Inc. for a contract price of \$399,810.00 (excluding taxes) and further, that an additional 20% contingency be established for this project.
And,
That the Corporate Officer be authorized to execute the contract

DISCUSSION:

a) Background Context:

There has been considerable effort in recent years to improve the aesthetics and function of this facility such as; new tile flooring, lighting, painting and reconfiguring of fitness areas within the building to keep it in a fresh, clean and welcoming condition. The interior of the facility, from the patron's perspective appears to be in good condition. However, the areas behind the scenes, the filtration, pumps, surge tanks, mechanical and chlorination system are approaching the end of their expected useful life.

An RFP process was issued on December 9, 2014 for Architectural Design Services for the Maple Ridge Leisure Centre Pool Improvements. Ten proposals were received in the range of \$325,000 to \$500,000. Each submission was evaluated for best value utilizing published evaluation criteria which considers qualification, price and experience with similar projects. Two highest ranking proponents were further interviewed to determine the highest ranking and best value proponent,

b) Desired Outcome:

The desired outcome is to ensure this facility remains in good condition for the next 35 years of service. In the short term, it is important to address the replacement of the major components that are required to effectively circulate and clean the water in this public facility.

c) Strategic Alignment:

Manage existing municipal infrastructure through the preparation of appropriate plans to ensure development, maintenance and renewal of parks and open spaces, roads, sidewalks, water, sewer and storm water systems, public buildings as well as data and communications technology

d) Citizen/Customer Implications:

Most of the proposed work involving plumbing and mechanical systems is unlikely to be seen by Leisure Centre patrons with the exception of the accessibility improvements. However the community will benefit from the efficiency and reliability of the recommended replacement components.

e) Interdepartmental Implications:

Parks and Facility staff will work closely with Aquatic and Programming staff to reduce the potential for inconvenience to our patrons and will arrange for phasing of the project to limit the time that the pool will need to be closed.

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 now, on the understanding that other non urgent infrastructure projects may need to be delayed. The Finance Department have confirmed that as of January 2015, the City will have accumulated approximately \$1,500,000 in the infrastructure reserve for this project, and can then reduce the annual infrastructure budget funding for the next five years to recover the balance of funding required for this project. This funding strategy was included in the capital plan that Council recently adopted.

CONCLUSIONS:

The plumbing, structural, mechanical and filtration system replacements are now considered urgent. While other components of the proposed work, such as the chlorination system and the improved accessibility ramps are not urgent, it is still recommended that they be completed in conjunction with the other major repairs that require the removal of the pool deck for both financial and customer service reasons.

“Original signed by Michael Millward”

Prepared by: Michael Millward, Facilities Operations Manager

“Original signed by David Boag”

Approved by: David Boag, Director, Parks & Facilities

“Original signed by Kelly Swift”

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

“Original signed by Jim Rule”

Concurrence: J.L. (Jim) Rule
Chief Administrative Officer

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