



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Maple Ridge Leisure Centre Pool Systems and Pool Change Room and Lobby Cost Updates

**MEETING DATE:** July 25, 2017  
**FILE NO:**  
**MEETING:** Council

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### EXECUTIVE SUMMARY:

On April 24, 2017, Council authorized the contract for Shape Architecture to re-design the Pool Systems upgrades, and subsequently at the June 6, 2017 meeting, Council authorized Shape Architecture to design the Leisure Center Pool Change Rooms and Lobby portion of the Maple Ridge Leisure Center (MRLC) project.

This report provides Council with the consultant's costing estimates for the Leisure Centre construction renovations. Therefore staff recommends proceeding with a construction Request for Proposal for both the pool systems and pool change rooms/lobby projects.

### RECOMMENDATION:

**That staff be directed to move forward with a Request for Proposals for the construction of the Maple Ridge Leisure Centre pool system renovations as well as the pool change room and lobby renovations .**

### DISCUSSION:

#### a) Background Context:

On February 20, 2017, Council directed staff to re-engage Shape Architecture to update the Maple Ridge Leisure Centre mechanical room design to include the relocation of the pool mechanical, filtration and chlorination systems to allow for future additional underground parking related to the potential development of proposed civic facility site.

On April 24, 2017, Council awarded the Leisure Centre Pool Systems re-design Contract (RFP-PL17-33) to Shape Architecture Inc. for a total contract price of \$185,845, and a contingency of 20% (\$37,169) for this project.

On June 6, 2017, Council awarded the additional design work for the Leisure Centre First Floor - Pool Change Room and Lobby Renovations design contract (RFP-PL17-34) to Shape Architecture Inc. for a contract price of \$175,185 with a contingency of 20% in the amount of \$35,037 for this project.

These design works for these projects are currently in process, is nearing completion and have provided the cost consultants with the information needed to provide staff with detailed Class A and Class B cost analysis.

**b) Desired Outcome :**

To continue to provide high calibre recreation facilities for the benefit and enjoyment of the community now and into the future.

**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:**

Upgrades to the Maple Ridge Leisure Centre will improve the accessibility of the pools and enhance customer experience through greater reliability of the pool systems and increased programs and services within the aquatics area. The construction work required to complete the renovations will necessitate a closure of the pools for approximately one year. Staff will bring a report back to Council that will outline actions that the City will take to accommodate customers to the best of our ability during this closure.

**e) Interdepartmental Implications:**

Closing of the aquatic section and lobby areas for the renovation will result in a reduction of work for some MRLC employees. Staff is looking at the internal job opportunities that may arise prior and during the renovation, addition of fitness programming and will also be looking into the possibility of extending the outdoor Hammond Pool season.

**f) Business Plan/Financial Implications:**

As part of the Architectural design phase, the architect and a survey cost consultant provided staff with a Class "A" estimate for the pool renovations and a Class "B" estimate for the lobby and change room renovations at the Leisure Centre. A Class "A" cost estimate is considered to be within +/-2% to 5% of what we should anticipate the construction cost will be when we receive bids for the project. A Class "B" cost estimate is considered to be +/- 5% of what we should anticipate the construction bids to be. These estimates are based on the level of completion of the detailed design drawings the architect has provided to the survey cost consultant. For example detailed drawings that are 100% complete with a Class "A" estimate are considered quite reliable in the absence of any market anomalies.

The Class A cost supplied by the consultant has estimated the Leisure Centre Pool Systems renovation cost to be \$4,773,270. Staff also recommends establishing a 20% construction contingency of \$954,654.00. Funded from the approved Capital Works Reserve (loan) to be repaid by the facilities infrastructure reserves.

The Class B cost supplied by the consultant has estimated the Pool Change Room & Lobby renovations cost to be \$2,651,000. Staff also recommends establishing a 20% construction contingency of \$530,200.00. Funded from the infrastructure borrowing model as presented by the Finance Department on the July 18 Council meeting.

**CONCLUSIONS:**

Staff recommends that the Maple Ridge Leisure Centre Pool Systems and First Floor - Pool Change Rooms & Lobby Renovations proceed to a construction Request for Proposal.

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Prepared by: Michael Millward, PE, Facilities Operations Manager.

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Reviewed by: David Boag, Director Parks & Facilities

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Approved by: Trevor Thompson, Manager, Financial Planning

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Approved by: Kelly Swift, General Manager: Parks, Recreation & Culture

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Concurrence: **E.C. Swabey**  
**Chief Administrative Officer**

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