



CITY OF KINGSTON
REPORT TO COUNCIL

Report No.: 10-215

TO: Mayor and Members of Council

FROM: Cynthia Beach, Commissioner, Sustainability and Growth

RESOURCE STAFF: Lanie Hurdle, Director, Recreation and Leisure Services

DATE OF MEETING: 2010-07-20

SUBJECT: Memorial Centre Leo Lafleur Pool and Building - Award of Construction Work

EXECUTIVE SUMMARY:

In May 2010, the City issued a Request for Proposal (RFP) for the construction of both the Memorial Gardens and Leo Lafleur Pool on the Memorial Centre site. Three (3) bids were received and were significantly over budget. Upon further review, staff believed that in order to get proper expertise for each component of specialized work (landscaping and pool construction), that the work should be reissued separately. Companies that submitted bids were advised on June 11th that the City would not proceed with awarding the original RFP.

On Monday June 14th, staff issued the RFP for the construction of the Memorial Gardens. This RFP closed on June 30th. Five (5) proposals were received and evaluated. Staff awarded the work to Len Corcoran Excavating under the time-sensitive clause within the City of Kingston's Purchasing By-Law. The proposal came in under budget and staff have made a few amendments to the scope to achieve additional savings.

The pool and building construction RFP was issued on June 24th and closed on July 14th. Three (3) proposals were received and evaluated. Although lower than the first round of RFP's, all proposals were still over the City approved budget. Staff is in the process of conducting interviews with proponents to identify areas where cost savings can be achieved. A recommendation report on project pricing and award will be forwarded to Council by July 20th. Both, the report and project are time sensitive. Deferral of the report would most likely result in the project passing the March 31, 2011 deadline and jeopardizing the \$2M grant from the Provincial and Federal governments. A report is being finalized for the meeting on Tuesday night.

RECOMMENDATION:

This report is for information only.

AUTHORIZING SIGNATURES:

ORIGINAL SIGNED BY COMMISSIONER Cynthia Beach, Commissioner, Sustainability & Growth
ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER Gerard Hunt, Chief Administrative Officer

CONSULTATION WITH THE FOLLOWING COMMISSIONERS:

Terry Willing, <i>Community Services</i>	N/A
Denis Leger, <i>Transportation, Properties & Emergency Services</i>	N/A
Jim Keech, <i>President and CEO, Utilities Kingston</i>	N/A

(N/R indicates consultation not required)

OPTIONS/DISCUSSION:

In July 2009, The City received confirmation of a grant of \$2M from both the Provincial and Federal governments to replace the Leo Lafleur Pool on the Memorial Centre site. The time frame to complete all projects was limited but staff took the following actions to accelerate the process while maintaining public involvement in the process:

- July/August 2009: staff retained Vic Davies to develop an initial concept plan for public review and comments.
- August 31, 2009: staff presented the first draft concept plan of the pool to the Memorial Centre Revitalization Committee.
- September 2009: staff initiated a public consultation process which included: a public meeting, meeting with user groups and posting on City website for comments.
- October 2009: staff submitted final concept plan to the Memorial Centre Revitalization Committee for endorsement. This concept plan was endorsed by Council in November 2009.
- November 2009: staff prepared and issued an RFP to retain architectural services to complete the detailed design and tender package for the pool and memorial gardens project.
- December 2009: Council approved a recommendation to retain the services of Cannon Design to proceed with detailed design and tender package of both the Memorial Gardens and outdoor pool. Due to the Holiday season and contract documentation requirements, the detailed design work only started in January 2010. During the detailed design phase, a number of meetings with representatives of the Municipal Advisory Accessibility Committee and the Memorial Centre Revitalization Committee were held. The timing to prepare the detailed design is similar to other projects like the John Machin international multi-purpose fields for which design also started in January 2010 and for which a construction RFP was also issued in June 2010.
- May 2010: City staff issued the original RFP combining both the Memorial Gardens and the outdoor pool. Three (3) bids were received and upon review of these bids with Legal Services, two (2) of them were identified as incomplete and all three (3) were significantly over budget.
- June 2010: staff issued an updated RFP for the pool and building only. This RFP closed on July 14th, 2010. Three (3) proposals were received and although lower than the previous RFP, all are still higher than approved budget. Proposals are being evaluated and staff is exploring options to find additional cost savings.

Council will be provided with a report for the July 20th meeting of Council that outlines options with respect to the approval of the project. Within those options, staff may also be requesting a revision to the original project budget. The evaluation on the project costs will not be completed before July 19th and will be presented to Council in a public report.

The grant timelines require substantial completion of the project by March 31, 2011 in order to receive the \$2M grant. Council will need to make a decision regarding the award of the project by July 20th or the project may not be eligible for the Grant Funding.

EXISTING POLICY/BY LAW:

N/A

NOTICE PROVISIONS:

N/A

ACCESSIBILITY CONSIDERATIONS:

City of Kingston Facility Accessibility Design Standards were incorporated in the design of this project and a member of the Municipal Accessibility Advisory Committee was involved in the detailed design process.

FINANCIAL CONSIDERATIONS:

All submissions received for the pool exceeded the approved budget for the project.

CONTACTS:

Lanie Hurdle, Director, Recreation and Leisure Services

(613) 546-4291 ext. 1231

OTHER CITY OF KINGSTON STAFF CONSULTED:

Hal Linscott, Director, Legal Services

Luke Follwell, Manager, Recreation Facilities

Tim Hastie, Assistant Supervisor, Aquatic Facilities

EXHIBITS ATTACHED:

N/A