
CITY OF KELOWNA

MEMORANDUM

DATE: July 4, 2005
FILE NO: 6240-20
TO: City Manager
FROM: Legacy Aquatic Centre – Design/Build Selection Committee
SUBJECT: Legacy Aquatic Centre – Qualified Design / Build Teams and RFP Schedule

RECOMMENDATION:

THAT Council approve the following proponents as pre-qualified to submit a design/build proposal for the Legacy Aquatic Centre;

- PCL Westcoast Inc.
- Ledcor Design Build (BC) Ltd.
- Septra Projects Ltd.
- D & T / VVI Construction Ltd. (as an alternate);

AND THAT Council receive the schedule outline for the design/build RFP as attached to the report from the Legacy Aquatic Centre Design/Build Selection Committee dated July 4, 2005;

Background:

Council previously authorized staff to conduct a request for proposal (RFP) process for the search and selection of qualified design/build teams for the new Legacy Aquatic Centre. The City retained the services of two consulting firms; JR Huggett Co. and Spiegel Skillen & Associates, who specialize in the public private partnership industry in Canada, to assist with this process to select the most qualified design/build team for the new facility. The first stage of the RFP process was a request for qualifications (RFQ). This stage is now complete and the evaluations have been finalized by staff & consultants.

Discussion:

The RFQ

The RFQ was created to emphasise the City's intent to establish a P3 through this process. The purpose of the RFQ is to select a target of three complete teams who will submit detailed technical and financial proposals for the development of the Legacy Aquatic Centre. Key components of the document include;

- The partnership framework and related background information,
- Concept and scope of the project,

- General dimensions and major components of the facility, including the distinction between the required versus desirable components,
- Definitions and risk matrix, including assignment of major areas of responsibility between the design/build team and the City,
- An outline of the anticipated schedule, and
- Evaluation criteria and process.

The Proposals

The RFQ was issued by the City on February 24, 2005. There were seven proposals submitted:

- PCL Westcoast Inc.
- Ledcor Design Build (BC) Ltd.
- Septra Projects Ltd.
- D & T / VVI Construction Ltd.
- Griffels Design-Build Inc.
- D.G.S. Construction Company Ltd.
- R.G. Properties Ltd.

The Selection of the pre-qualified proponents

Predetermined criteria with appropriate weighting factors were utilized to evaluate proposals. The evaluation criteria groupings are:

- Demonstrated corporate experience in similar sports, recreation & leisure aquatics projects,
- Financial capacity and stability of the design/build team,
- Presentation of the design build team qualifications and details of relevant related projects,
- Identification of the proposed design/build team members, their responsibilities and working relationships, and
- Presentation of the techniques to be used to develop a vision, theme or concept for the aquatic facility.

The Selection Committee is recommending three highly qualified design/build teams, and also identified a fourth team as an alternate.

- *Figure 1* attached, provides a list of the key team members for each of the recommended design/build teams.
- *Figure 2* attached, outlines the workplan for proceeding with the project. Council will note that the process will be to release the RFP to the three pre-qualified design/build teams and allow 14 days for confirmation that each team will continue with the project and submit a proposal. Should one of the pre-qualified teams not confirm their continued participation, the City can then engage the recommended alternate design/build team.

Staff will report back to Council with the final RFP documentation in July prior to the release of the RFP to the pre-qualified proponents. The workplan outline in *Figure 2* shows a report to Council recommending the preferred design/build team by early November, 2005.

The City's goal is to have the Legacy Aquatic Centre fully operational prior to the BC Summer Games scheduled in Kelowna in July, 2008.

Please note that proceeding with the recommendations included in this report is dependent on Council approval of the bylaw no. 9359 - Legacy Aquatic Centre Construction Loan Authorization Bylaw.

JWR Oddleifson
Recreation Manager

On behalf of the Selection Committee;

Director of Parks and Leisure Services	- David Graham
Director of Financial Services	- Paul Macklem
Civic Properties Manager	- Jim Waugh
Recreation Manager	- Reid Oddleifson
Sports and Facilities Manager	- Jim Gabriel
JR Huggett Co.	- Jonathan Huggett
Spiegel Skillen & Assoc.	- Tim Spiegel

Attachments



Figure 1

**Parks and Leisure Services Department
Legacy Aquatic Centre
RFQ – Design/Build Team – Key Consultants**

	Alternate				
	LEDCOR	PCL	SEPTRA		D & T/VVI
CONSTRUCTION CONTRACTOR	LEDCOR Design Build (BC) Ltd. √Contractor Entity	PCL Westcoast Inc. √Contractor Entity	Stuart Olson Construction Management		D & T/VV I Construction √Contractor Entity
ARCHITECTS	Hughes Condon Marler Architects and MQN Architects – local	Cannan Design (Terry Barkley) Meiklejohn Architects - local	Graham Edmunds Cartier Architects		DGBK Architects and Renaissance Architects - local
LEISURE POOL SPECIALIST	White Water West Inc. (Bruce Morris)	White Water West Inc. (Bruce Morris)	Councilman/Hunsaker & Associates		Burke/Oliver Aquatic Consultants Ltd.
PROJECT/ CONTRACT MANAGEMENT	LEDCOR Design Build (BC) Ltd.	PCL Westcoast Inc.	Septra Projects Projects Manager √Contractor Entity		MKT Development Group Inc.
MECHANICAL ENGINEERING CONSULTANT	KEEN Engineering (Vancouver/Calgary)	STANTEC Consulting (Kelowna & Vancouver)	KEEN Engineering (Calgary)		KEEN Engineering (Vancouver/Calgary)
STRUCTURAL ENGINEERING CONSULTANT	Ried Jones Chistoffers	Ried Jones Chistoffers	Cumm Consulting Engineering Ltd. (Kelowna)		CWMM Consulting Ltd.
ELECTRICAL ENGINEERING CONSULTANT	Frevndlich & Associates	KEEN Engineering (Vancouver)	Stenicki Robertson & Associates (Calgary)		Roy Cambell Engineering Ltd.



Figure 2

**Parks and Leisure Services Department
Legacy Aquatic Centre
Schedule Outline for the Design/Build RFP**

	ITEM	TARGET COMPLETION
1.	Council report – loan authorization bylaw – reading 4	July 11/05
2.	Council report – design/build pre-qualified proponents	July 11/05
3.	Council report – release of design/build RFP	July 25/05
4.	Issue RFP for design/build partnership to pre-qualified proponents	July 26/05
5.	Deadline for acceptance of RFP by pre-qualified proponents	August 9/05
6.	Design/build RFP closes	October 13/05
7.	Proposal evaluation and selection report	November 2/05
8.	Council report – preferred proponent for design/build partnership & authorize staff to negotiate a contract/ agreement	November 7/05
9.	Negotiate and contract / agreement development	February 2006
10.	Council report – award contract to design/build partner	March 2006
11.	Complete detail designs	Summer 2006
12.	Site preparation & preloading	Spring 2006
13.	Construction	Fall 2007
14.	Commissioning and testing	Winter 2008
15.	Facility opens to the public	Spring 2008
16.	GRAND OPENING	Spring 2008
17.	B.C. Summer Games	July 2008