
City of Kelowna MEMORANDUM

Date: January 24, 2007
File no: 0760-21
To: City Manager
From: Director of Recreation Parks and Cultural Services
SUBJECT: Mission Recreation Park Aquatic Centre – Design Build Contract

RECOMMENDATION:

THAT Council approve the Design-Build Stipulated Price Contract for \$38,627,470 for the Mission Recreation Park Aquatic Centre between the City of Kelowna and PCL Westcoast Constructors Inc. as attached to the report from the Director of Recreation Parks and Cultural Services dated January 24, 2007;

AND THAT Council authorize the Mayor and City Clerk to execute the Contract on behalf of the City of Kelowna.

Background:

On July 24, 2006, Council approved the schematic design for the MRP Aquatic Centre, the 2006 Financial Plan for this project, and a Guaranteed Maximum Price proposal from PCL Westcoast Constructors Inc, subject to public approval for an amendment to the City's Loan Authorization Bylaw.

On October 3, 2006, Council approved the site preparation and preload construction under a Construction Management Contract with PCL Westcoast Constructors Inc. for the MRP Aquatic Centre.

On October 16, 2006, Council approved Amendment No. 1 to Mission Recreation Park (Legacy) Aquatic Centre Bylaw No. 9359, following an Alternative Approval Process.

With support and assistance from City Council, the Integrated Design Team, and legal counsel, the City of Kelowna and PCL Westcoast Constructors Inc. have successfully completed negotiations for a Design-Build Contract to construct a functioning Aquatic Centre meeting the City's program expectations.

Discussion:

The form of contract is a standard Canadian Construction Association Document 14 (2000) – Design-Build Stipulated Price Contract with appropriate negotiated supplemental conditions.

While the overall agreements are complex, the following points capture the key ingredients;

Facility Design:

Design development for the 100,000 square foot Aquatic Centre is now completed. The final design components are consistent with all previous directions and approvals by City Council and consistent with the substantial public input provided for this facility over the past several years. The key program components of the design are:

1. Leisure indoor water park – a very spacious area with a wide variety of interactive water features including a wave pool, a river run, 3 water slides, a children's water play area with 25-30 spray features, a steam room, a family oriented whirlpool, an adult oriented whirlpool, an ocean wave surf simulator termed a "Flow Rider"®, together with a capacity of up to 500 swimmers.
2. Olympic length, 50 meter main pool – with movable floor and bulkheads to provide for a wide variety of different configurations for all aquatic sports and competitions, springboard diving, fitness classes, learn-to-swim programs, aquatic specialty programs such as scuba diving, under water hockey, canoe and kayaking, deck adjacent classroom, on deck seating, also with a capacity for up to 500 swimmers.
3. Fitness Studio and exercise rooms – with 10,000 square feet of space for aerobic, cable exercise machines and free weights to accommodate over 150 people, and including a 2,000 square feet aerobic studio for the full spectrum of programs such as yoga, pilates, jazz and fitness dance for all ages. Spacious change room facilities and customer service areas, and grand views of the natatorium and the south slopes of Kelowna are also available in the fitness area.
4. Customer service and support amenities – include a spacious entrance, several turnstiles programmed for ease of access, appropriate change facilities with accommodations for families, persons with disabilities, public viewing on both levels, multi-purpose meeting rooms with child minding capabilities, and food services with provision for both on deck and lobby service.
5. Future Outdoor Children's Water Park – immediately adjacent to the indoor leisure facility with ease of access from the interior spaces, the site preparation and appropriate plumbing infrastructure have been incorporated into the design and construction plan, should the City wish to proceed with this addition in the future.

Schedule:

The contract includes a very detailed construction schedule. Key milestone dates include:

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| 1. Design development | October, 2006 | Completed |
| 2. Installation of preload material | November, 2006 | Completed |
| 3. Removal of preload material | May, 2007 | |
| 4. Detailed excavation | June, 2007 | |
| 5. Structural Steel | December, 2007 | |
| 6. Concrete Superstructure | January, 2008 | |
| 7. Roofing | February, 2008 | |
| 8. Ceramic Tile and flooring | July, 2008 | |
| 9. Install Water features | October, 2008 | |
| 10. Complete all mechanical / electrical | October, 2008 | |
| 11. Balancing and commissioning | November, 2008 | |
| 12. Final Inspections | November / December 2008 | |

Contract Cost:

The stipulated contract sum of \$38,627,470 is consistent with Guaranteed Maximum Price proposal from PCL Westcoast Constructors Inc. as presented to council on July 24, 2006, for the design-build component of the MRP Aquatic Centre project.

The total project cost remains within the Financial Plan approved by Council of \$44.113M

David Graham
Director of Recreation Parks and Cultural Services

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P/c Development Manager, Recreation Parks and Cultural Services
 Civic Properties Manager
 Director of Financial Services
 City Clerk