



CITY OF CORNER BROOK

Dear Sir\Madam:

I have been directed by His Worship the Mayor to summon you to a Regular Meeting of the Corner Brook City Council, to be held on Tuesday, March 22, 2022, at **5:00 p.m. via Zoom.**

CITY CLERK

Page

1 CALL MEETING TO ORDER

2 APPROVALS

2.1 Approval of Agenda

3 Recreation Center - Exterior Facade Change Order

3.1 Corner Brook Regional Recreation Centre Façade Modifications

4 ADJOURNMENT

3 - 42



Request for Decision (RFD)

Subject: Corner Brook Regional Recreation Centre Façade Modifications

To: Rodney Cumby
Meeting: Regular Meeting - 22 Mar 2022
Department: Engineering
Staff Contact: Darren Charters, Director of Community, Engineering, Development & Planning
Topic Overview: Council approval is required to move forward with a change order that will see the facade of the new Corner Brook Recreation Centre upgraded.
Attachments: [Current Option Mar 17 2022](#)
[Presentation to Council Dec 6 2021](#)

BACKGROUND INFORMATION:

On 6 December 2021, staff presented a Technical Briefing to Council on the Recreation Centre project. At that time Council was informed of budget implications as the project moved forward with the expectation that there would be contract increases due to change orders. One of the major change orders identified was façade modifications to the exterior elevation of the Center, which was anticipated to be in the range of \$550,000. The final design changes for the façade modification has been finalized and staff have been advised that the cost is much lower than expected at a price of \$471,728.39 (HST included).

Routinely changes orders are approved by staff as per Council directive (18-223- Delegation of Authority). However given the significant amount of the change order, staff are required to bring this matter to Council for final approval.

In order to bring the look and feel of the new building up to the standard expected by Council and residents of the City, a change order is being proposed that would see significant changes to the exterior façade of the new building (see attached).

The new facade would bring more natural light into the building and create a much more welcoming and exciting atmosphere as you approach the facility. This new design option was developed over time as our architect worked with the designer's architect to create something that will surely impress.

PROPOSED RESOLUTION:

Be it resolved that the Council of the City of Corner Brook approve the design change order for the Corner Brook Regional Recreation Centre for the amount of \$471,728.39 (HST Included)

RECOMMENDATION:

The original cost of the potential façade improvements presented to Council in December were in the range of nearly \$632,000 (HST Inc.). Since then, the design has been modified and the cost is now coming in at \$471,728.39 (HST Inc.). This design has seen several iterations since last fall and now staff and our Owner's Advisor team feel that the latest design option is more appealing to the eye and is more cost effective than the original option.

Even though this change order is significant, the cost of the design change will not put the project over budget and there will still be funding available in the budget for other changes that may be required. It is also important to note that the pricing for this change can only be held by the contractor for ten (10) days, therefore the requirement to have a special meeting of Council. The cost of the change will increase by \$26,000 if the ten (10) day period is exceeded. As a result, staff recommend that Council approve the change order and that the following resolution be considered by Council:

ALTERNATIVE IMPLICATIONS:

Options:

1. That the Council of the City of Corner Brook approve the design change order for the Corner Brook Regional Recreation Centre for the amount of \$471,728.39 (HST Included)
2. That the Council of the City of Corner Brook not approve the design change order for the Corner Brook Regional Recreation Centre for the amount of \$471,728.39 (HST Included)
3. That the Council of the City of Corner Brook give other direction to Staff.

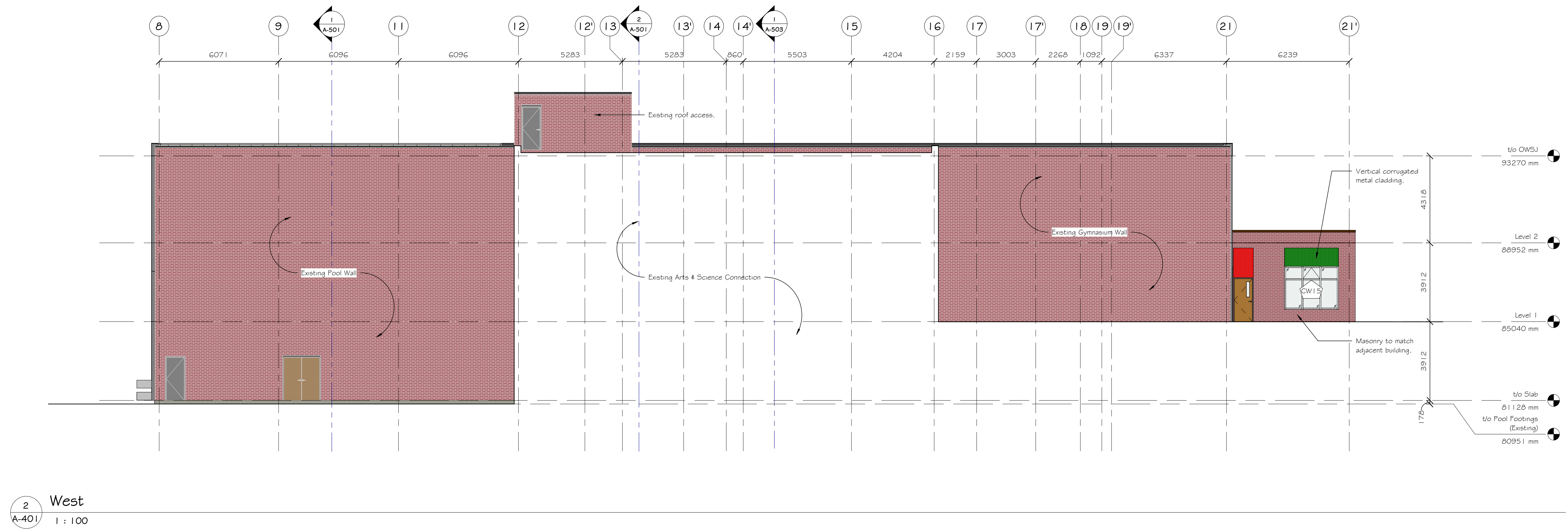
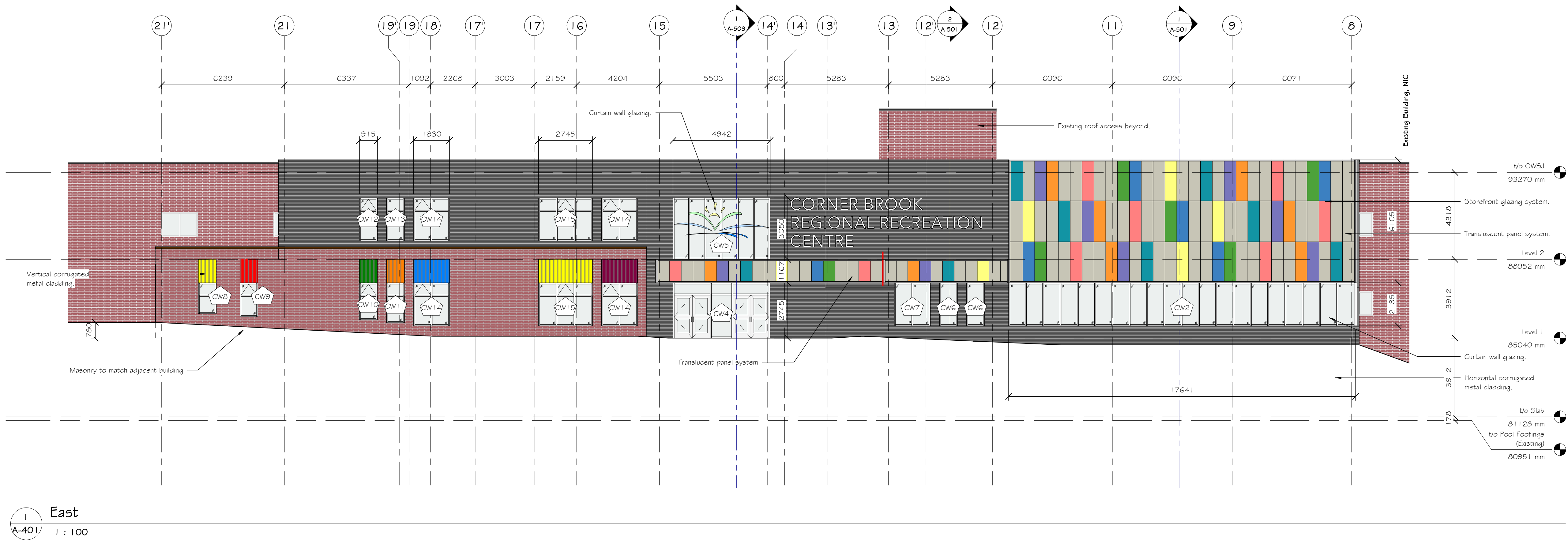
Director of Community, Engineering, Approved - 18 Mar 2022

Development & Planning

Legislative Assistant

Approved - 21 Mar 2022

City Manager



POMERLEAU

Stamp:

Architect:
LAT
Architecture Inc.

Structural Engineer:
ISO PINTO
ENGINEERING LTD.

Mechanical & Electrical Engineer:
CORE
ENGINEERING INC.

Civil Engineer:
Gorman Engineering Ltd.

Landscape Consultant:
MILLS & WRIGHT
LANDSCAPE ARCHITECTURE

Sustainability Consultant:
3W

Aquatic Consultant:
AQUATIC DESIGN & ENGINEERING
Pool, Watershed, & Recreation Systems Design
& Division of DSI & Associates Inc.

Revisions:

No.	Issued for Review	Mar 2022
	Description	Date

Client:
CORNERBROOK

Owner's Advisor:
SNC-LAVALIN

DSRA
ARCHITECTURE

Project:
Corner Brook Regional Recreation Centre

Location: Corner Brook, NL

Exterior Elevations

Scale: 1 : 100
Date: March 2, 2022
Drawn By: MW/KM
Checked By: RS
Job Number: 21-1640

A-401
RA



Corner Brook Regional Recreation Centre (Update)



Corner Brook Council
2021-12-06





Outline

- Project History
- Procurement Process
- Building Concept Details
- Project Schedule
- Budget Status / Implications
- Next Steps



Project History

- Application Submitted to *Investing in Canada Infrastructure Program (ICIP)*- September 2019
- Project approval received (May 29, 2020)
- City Council formally acknowledged offer of funding (June 2020)
- City Staff met to determine move forward process
- Funding Agreement Signed by Council June 2020





Project History

- Funding Agreement approved by Council

Total Project Cost	GST/HST Rebate	Total Eligible Costs	Federal Contribution	Provincial Contribution	Ultimate Recipient Contribution
			33.34%	43.33%	23.33%
\$ 24,700,000	\$ 3,221,739	\$ 21,478,261	\$ 7,160,852	\$ 9,306,530	\$5,010,878





Advantages of Design Build Method

- Less financial risk for City
- Lower design costs
- Lowers possibility of unexpected change orders throughout project (D-B contract is key)
- Typically faster build as construction takes place in stages
 - Civil work (roads, water and waste water infrastructure, parking lots).
 - Building construction
- Design-Build team takes on more risk



Procurement Process (Design Build)

1. Owner's Advisor (O/A) contract awarded to SNC Lavalin and DSRA Architects on October 5th 2020 (via RFP process)
 - Contract Value = \$524,524.28



Procurement Process

1. Owner's Advisor RFP
 2. RFQ Design Builder
- Design-Build Request for Qualifications (RFQ) public release, closed January 2021
 - Five submissions were received
 - Evaluated and scored by Procurement Committee
 - Top three (3) recommended to move on to invited Request for Proposal (RFP) stage



Procurement Process

1. Owner's Advisor RFP
 2. RFQ Design Builder
 3. Invited RFP
- RFP Issued in March 2021
 - Marco
 - Lindsay
 - Pomerleau



Procurement Process

1. Owner's Advisor RFP
 2. RFQ Design Builder
 3. Invited RFP
- RFP Closed on June 4th, 2020
 - Evaluated and scored by Procurement Committee
 - Combination of technical score and price



Procurement Process

- RFP Results (Budget of \$20,000,000)
 1. Pomerleau - \$ 18,315,324
 2. Lindsay - \$ 23,900,000
 3. Marco - \$ 21,395,000

- HST not included



Procurement Process

- Council approved (CIC) request to enter in to negotiations with Pomerleau on June 28th, 2021.
- OA and City developed a list of contract issues to resolve or clarify
 - 48 Items
- OA to issue a post ender addendum regarding negotiated contract items/ clarifications



Contract Items / Clarification Examples

- Electrical capacity/ requirements
- Pool viewing area requirements
- Leisure pool ramp access clarification
- Storm sewer condition and capacity clarification
- Electronic/ digital turnstile clarification
- Construction access concerns
- Parking Lot configurations
- etc.

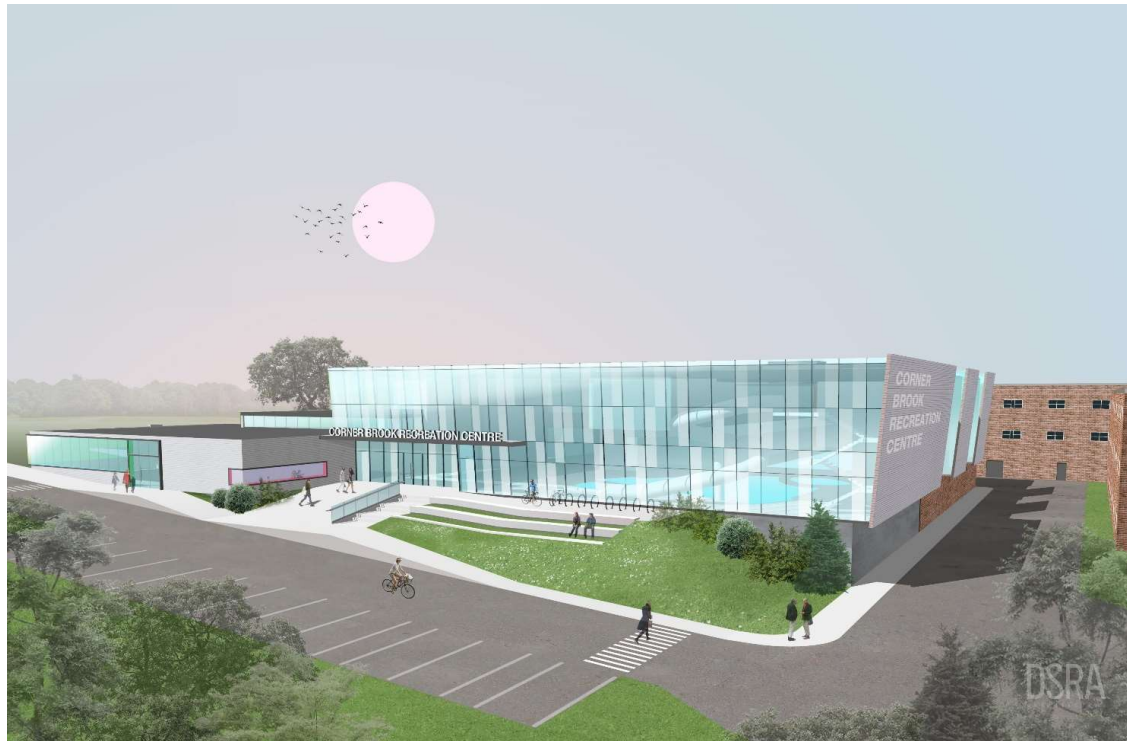


Procurement Process

- What is left to complete?
 1. Transfer of land to MUN from Province of NL (Complete November 30th)
 2. Land Lease with Grenfell (Approved in principle Dec 2)
 - Building and land to be turned over to City
 3. Finalize D-B Contract
 - To request award and execution of contract on December 13th
 4. Develop operating agreement with Grenfell
 - Most issues have been addressed, continue with negotiations



Concept Details – Original (DSRA)





Concept Details - Latest Design (Pomerleau)



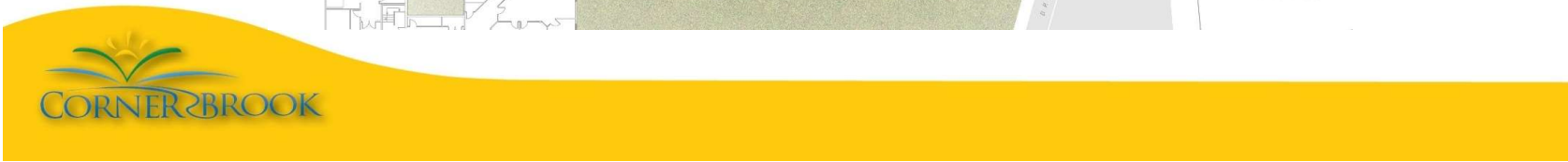
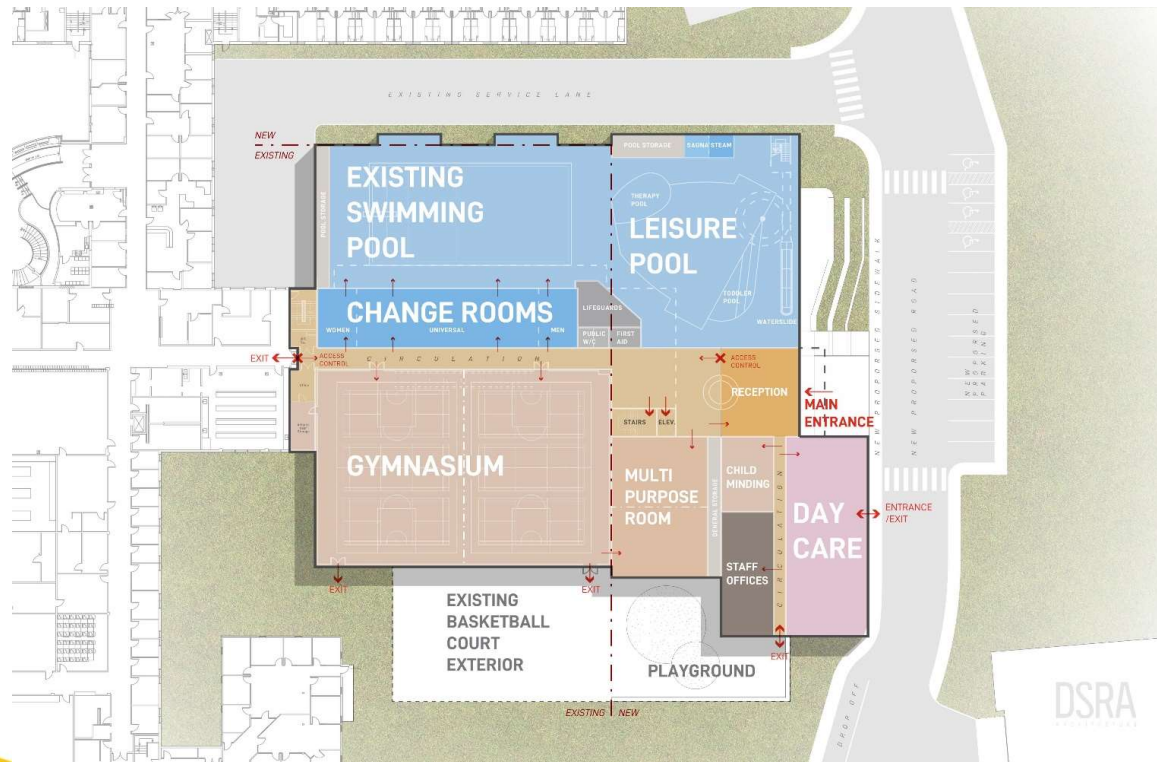


Concept Details - Latest Design



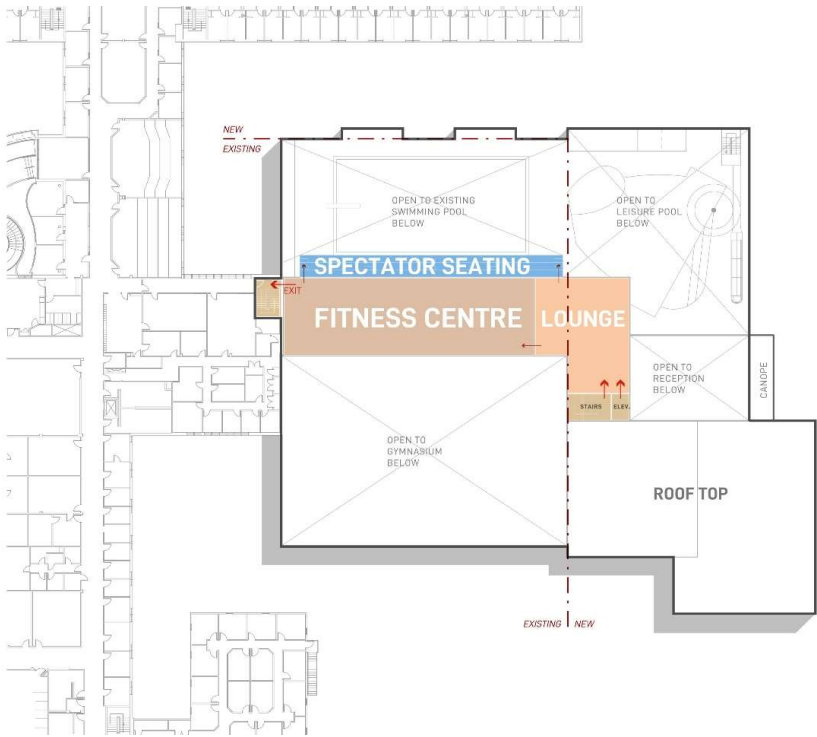


Concept Details - Original





Concept Details - Original

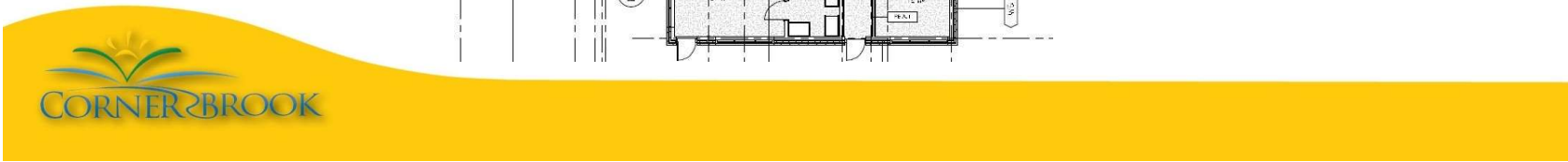
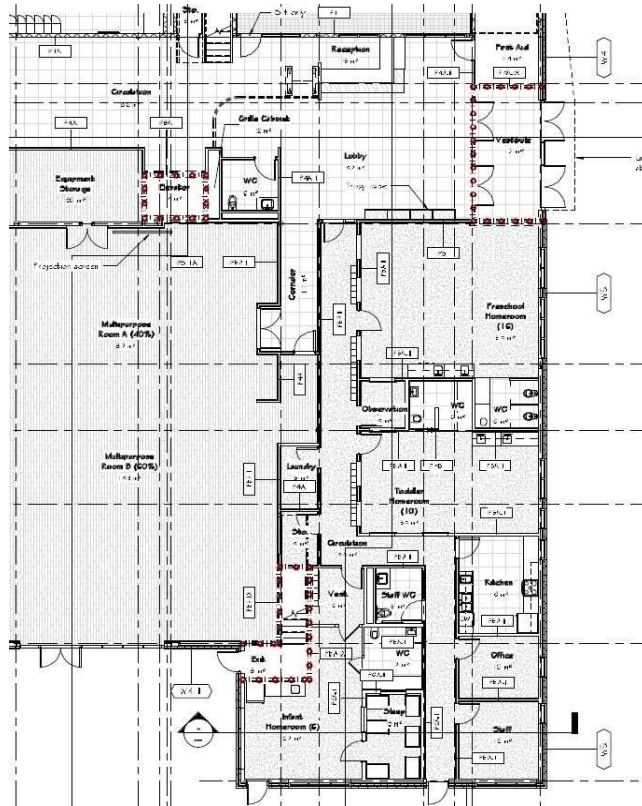


DSRA



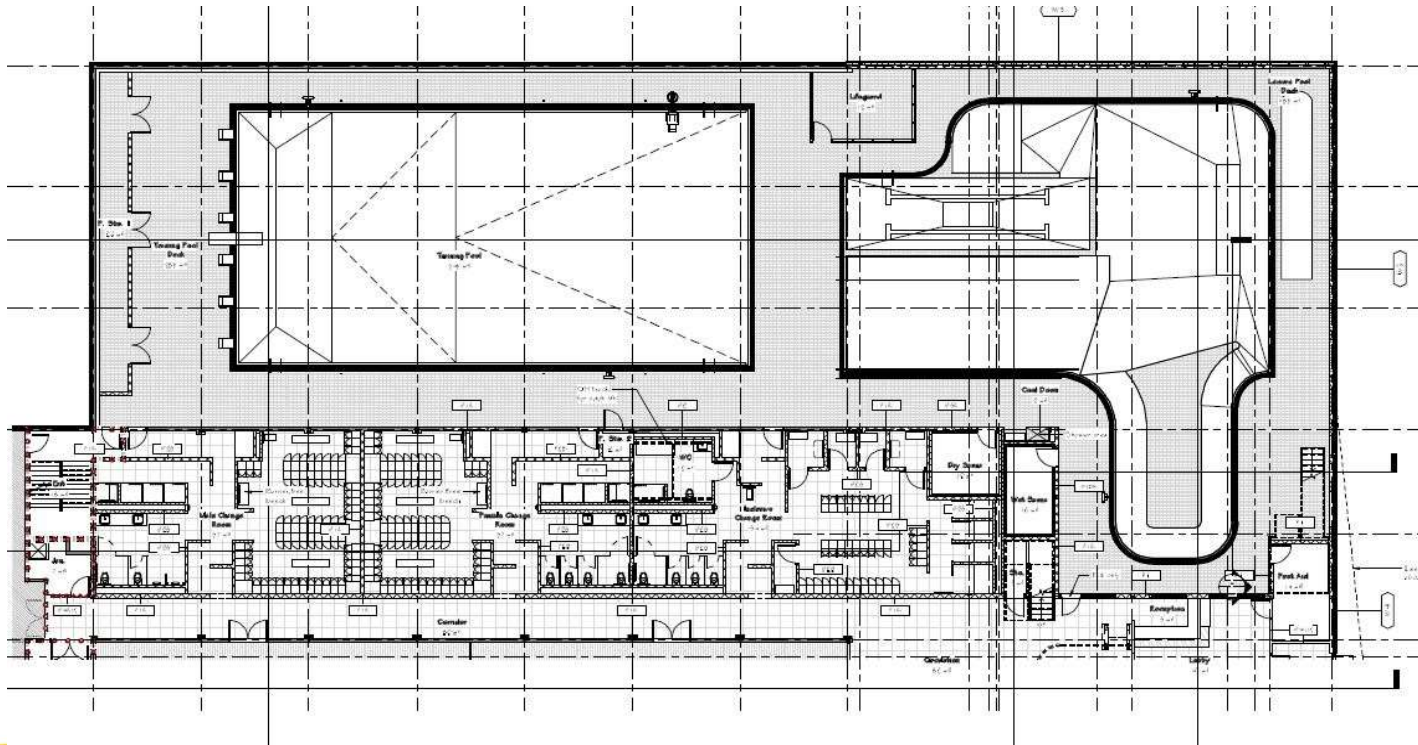


Concept Details - Latest



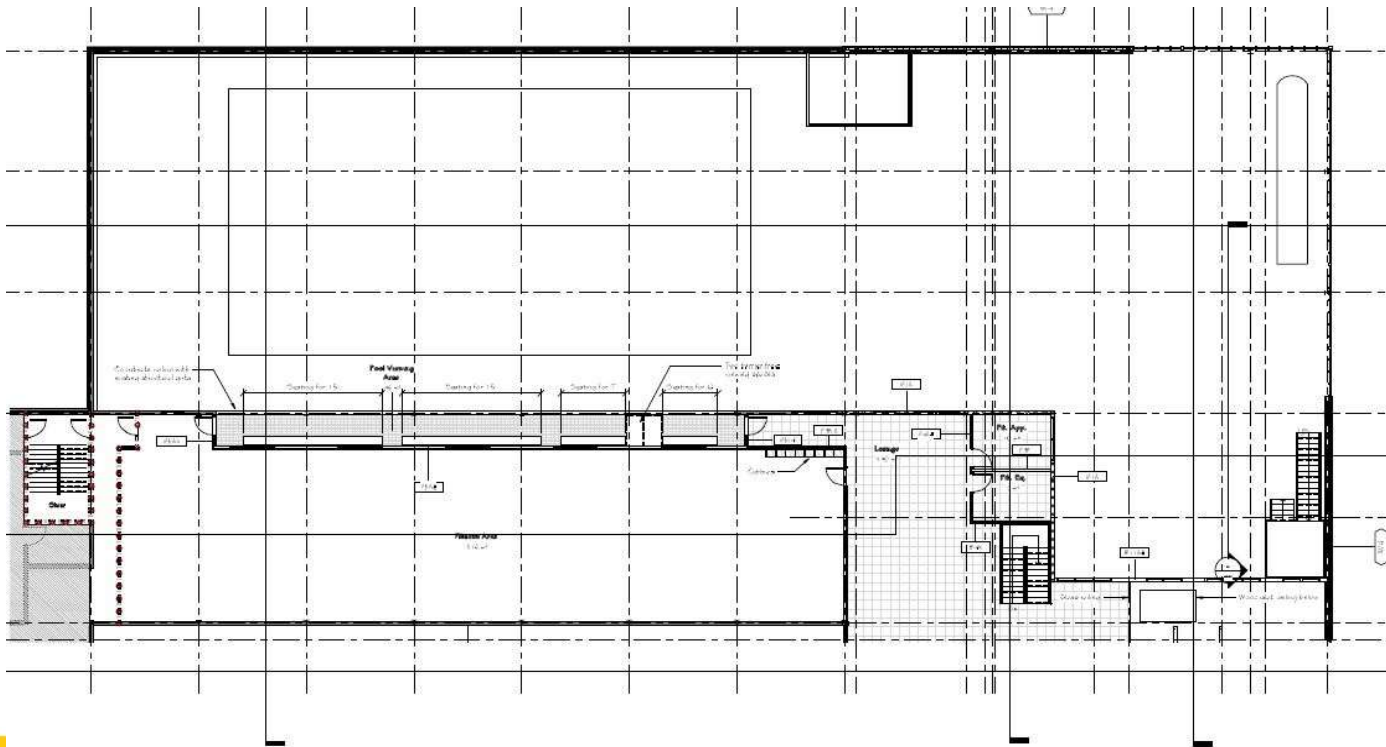


Concept Details - Latest





Concept Details - Latest





Latest Design

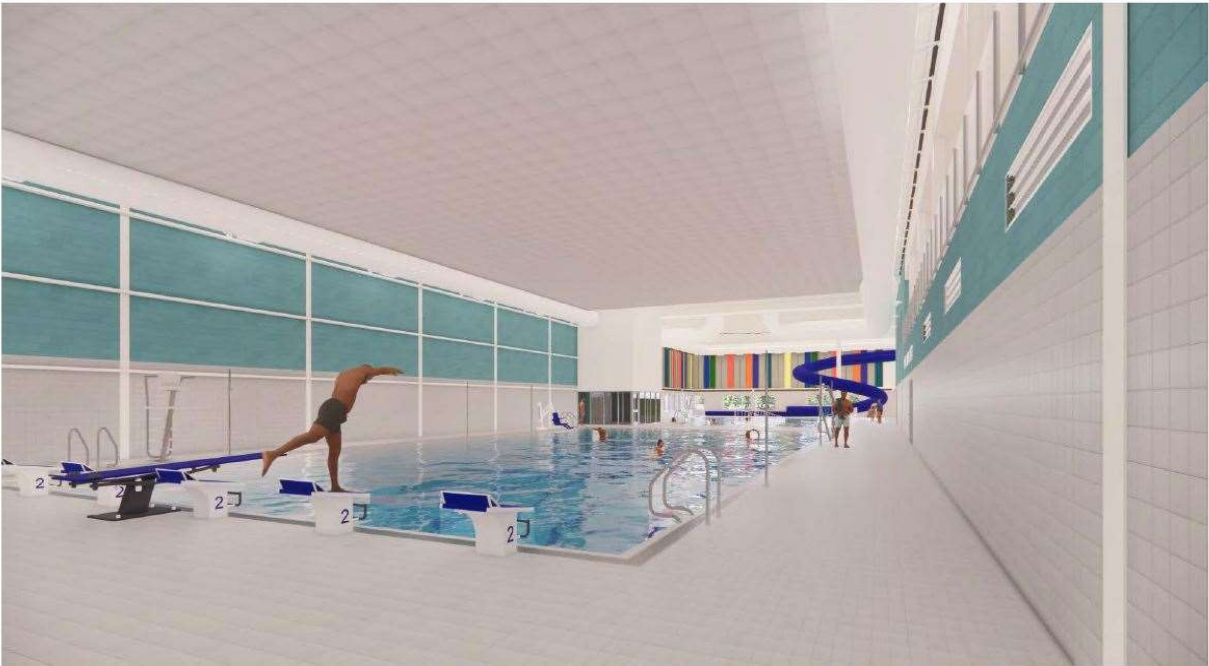
INTERIOR RENDERING: RECEPTION/LOBBY AREA





Latest Design

INTERIOR RENDERING: AQUATIC ELEMENTS



APPENDIX D.2 ARCHITECTURAL DESIGN DRAWINGS

CB2021-10 Corner Brook Regional Recreation Centre Design-Build Project





Latest Design

INTERIOR RENDERING: AQUATIC ELEMENTS

LAT 4
Interiors Inc.




CORNERBROOK



Current Schedule

- New schedule to be submitted after award
- Demolition and design work to proceed in new year continue most of the winter
- Materials to be ordered (Steel joists, etc.)
- New construction and civil works to begin in the spring
- Expected completion spring /summer of 2023
- Subject to change



Budget Implications to Date

- **Total Budget = \$24, 700,000 (HST Inc.)**
- Owners Advisor contract = \$524,524(original)
 - 2 change orders valued at \$18,804
- Owners Advisor contract = \$543,329(current)



Budget Implications to Date

- **Total Budget = \$24,700,000 (HST Inc.)**
- Design Builder RFP Submission = \$21,062,622
- Expected price escalations (cash allowance)
 - *Subcontract price increases = \$201,250
 - Doors frames and hardware (12%)
 - Flooring (15%)
 - Cladding and roofing (6%)
 - *Steel cost escalation = \$69,000

*Subject to change as Pomerleau to confirm this week





Budget Implications to Date

- Honorarium payment to two (2) unsuccessful bidders
 - \$75,000 (each) x 2 = \$150,000 (HST inc)



Budget Summary as of 2021-12-06

- **Total Budget = \$24,700,000 (HST Inc.)**
- Owner's Advisor Cost = \$ 543,329
- Pomerleau contract = \$21,332,872
- Unsuccessful bidders = \$ 150,000
- TOTAL = \$22,026,201 (HST Inc.)

Still well below overall project budget





Budget Implications Moving Forward

- Expect contract increases via change orders moving forward
- Examples already in the works:
 - Exterior Elevation (façade changes) = *\$550,000

*Any cost for design changes to be confirmed by a third party



Original Submission





Revised Submission





Budget Implications Moving Forward

- Expect contract increases via change orders
 - Significant design changes to be approved by Council
- Examples already in the works:
 - Exterior Elevation (façade changes) = *\$550,000
 - Floor to ceiling windows in fitness lounge area = *\$82,000
 - Windows in fitness centre overlooking gymnasium = *\$43,000

*All estimates for design changes to be confirmed by a third party



Next Steps

- Approve Design Build Contract
 - May be conditional based on MUN approval of lease
- Finalize operating agreement with MUN
- Develop operating model



Next Steps

- Operational Model
 - Determine structure
 - Better estimate of operational finances
 - Secure operational subsidies from regional partners
 - Begin core staffing facility



Summary

- Expect price escalations for subcontractors and materials
- Expect change orders for project
- Design changes will cost money
- Currently well below max budget



Questions?

