

REPORT OF THE CAO FOR THE CONSIDERATION OF COUNCIL

OBJECTIVE

To provide Council with information re. retaining outside assistance to obtain pricing for pre-engineered buildings for the recreation hub.

RECOMMENDATION

THAT the report of the CAO dated November 18, 2021 be received;

AND THAT Council direct staff to retain the services of IDEA at a cost of \$29,895 (plus HST) to assist in obtaining competitive and accurate pricing for pre-engineered recreation facilities

AND THAT the required funds be taken from the Community Hub Reserve.



Daniel Gagnon
Chief Administrative Officer

BACKGROUND

In late September, staff presented to the Ad Hoc Recreation Hub Committee its findings of two Town Halls that were held in August of this year. At that committee meeting, staff were directed to obtain pricing on pre-engineered structures. Those structures were to include a pool, arena and walking track.

ANALYSIS

In the early stages of staff's research, it was determined that switching the design from what was originally laid out as a traditional construction build to a pre-engineered option was a very involved undertaking. Further complicating matters, staff do not have the expertise required to find a baseline design to ensure that all pricing is based on a standard model. This resulted in early findings of facilities that were very different in size, scope and offering.

The firm IDEA, has worked with the City on its previous traditional construction design. Their understanding of the original scope of work as well as their extensive experience with the design and fabrication of recreational hubs, both traditional and pre-engineered, positions them well to act as a liaison between the city and the 4-5 possible manufacturers. Further, they can provide invaluable unbiased comparative analysis of the building types available including, but not limited to operating costs and pros/cons of each design.

IDEA has quoted \$29,895 to take on the role as intermediary between the city and the manufacturers. This scope of work includes standardizing a design, meeting with possible manufacturers, reviewing all mechanical requirements and ensuring that this information is included in the manufacturer's quote, preparing site plan options based on the different building designs and preparing 3D model drawings. They would also provide a class "C" capital cost analysis of the offerings and facility operating, maintenance and recapitalization estimates. Their scope of work would include both the shell of the building as well as the elements inside (ice surface, pool, etc). All of this information would be invaluable in the process of selecting a pre-engineered building manufacturer. Most notably, this work is far beyond the scope of staff's capabilities.

Ultimately, the offering from IDEA will allow Council to make an "apples to apples" comparison of pre-engineered building options by having all pertinent information made available to them by an industry specialist vs reliance on information from the manufacturers directly. Idea's timeline would have this report complete and to Council by mid-late December 2021.



FINANCIAL IMPACT

The financial impact of this undertaking is \$29,895 plus applicable taxes.

LINKS TO STRATEGIC PLAN

The recommendation ties into the City's strategic plan of replacing our aged recreation facilities.

SUMMARY

Staff is recommending that Council approve the recommendation and have IDEA begin their work as soon as possible.

