



**RUBIN YLI-JUUTI AQUATIC CENTRE  
25M LAP POOL AND LEARNING POOL  
DESIGN/CONSTRUCTION ADMIN BID**

**PROPOSAL #042 – NOV 9, 2022**

**OVERVIEW OF SCOPE**

It is our understanding that The City of Elliot Lake has requested a Proposal for Aquatic Associates Consulting Inc. to provide aquatic design, construction administration and commissioning services for the upgrades to the 25m indoor lap pool and the 10m Learning Pool at the Rubin Yli-Juuti Aquatic Centre.

- Our Proposal is based on Option C of our review completed by AAc submitted to the City on Aug 26, 2022

The Consulting Services will be provided as listed below in accordance with the requirements to compete the project:

**STAFF/USER GROUPS CONSULTATION - PROGRAM & DEVELOPMENT  
PHASE – (14hrs)**

- Put together the design team to complete this project, Structural, Mechanical and Electrical Engineers
- Attend meetings with Elliot Lake Staff, Public or User Groups in collecting feedback on what is desired in the facility upgrades.
- Take the information from these meetings and implement into the design work for the upgrades to the pool.
- Implement the Work of Scope from our report option C into the design work.
- Answer any question about the upgrades proposed.

**SCHEMATIC DESIGN PHASE: (79hrs)**

- Prepare schematic design for the pool upgrades based on preferred option C identified by Elliot Lake and any other amenities that come out of our meetings.
- Attend Design Team Meetings as requested by city.
- Review all applicable regulations and codes related to Aquatic upgrades.
- Assist with the creation of drawings for the following rooms:
  - Pool Natatorium
  - Filtration/Mechanical Room
  - On Deck Equipment Storage Room
- Participate in the presentation of the upgrades to Staff and User Groups

## **CONSTRUCTION DOCUMENTS PHASE: (104hrs)**

- Prepare construction drawings and specifications based on the approved final design documents suitable for tendering and submission
- Attend meetings as required by the city
- Review for Coordination with the design team
- Assist with document preparation for building permits
- Assist in preparation of proposed warranties for aquatic components

## **BIDDING & TENDER REVIEW: (11hrs)**

- To generate pre-qualification standards for the Pool Contractor to be inserted into the Tender Package
- Assist if requested in the pre-qualification of General Contractors
- Attend any Mandatory Bidders Meetings if required
- Provide clarification to prospective bidders as required.
- Assist if requested with the review of Contractor Proposals.

## **ENSURE COMPLIANCE OF AQUATIC SPORT REGULATIONS FOR FACILITY UPGRADES**

Based on the design, ensure the facility is maximizing its potential to attract Aquatic Sport Training and Competition. Where possible, follow the FINA Standards for Aquatic Sport Facility Regulations.

## **ENSURE FULL COMPLIANCE OF THE OBC, HEALTH REGULATIONS, CITY BY-LAWS AND UNIVERSITY POLICY**

Will ensure that all the Ontario Building Code, Ministry of Health and Promotion and any other City of Elliot Lake By-Laws are identified and included as it pertains to the pool upgrades, mechanical and equipment. Attend any site meetings required by city to ensure this is completed.

## **PROVIDE IFC READY WRITTEN SPECIFICATIONS AND DRAWINGS FOR THE POOL EQUIPMENT THAT INCLUDES:**

### **POOL SHELL**

- Shell Finishes
- Waterline
- Racing Lane Markers
- Depth and Delineation Markings

## **POOL MECHANICAL**

- PVC Perimeter Shell Filtration Piping
- Shell Fittings - Main Drains, Skimmers, Returns, Specialty Fittings
- Filtration Tank and Equipment
- Filtration Circulation Pump
- Water Chemistry
- Water Leveling
- Pool Side Heating

## **POOL ELECTRICAL**

- Hi Voltage requirements to power the new equipment
- Equipment Low Voltage Timers and Health Regulated Alarm Equipment

## **COMPETITION / TRAINING – FOR COMPETITIVE SWIMMING**

- If applicable to project – Headwall and Starting Blocks

## **SAFETY / MAINTENANCE EQUIPMENT**

### **ON DECK EQUIPMENT**

- Enter/Exit Points
- Lifeguard Stands / Chairs
- Build Code / Health Regulated Equipment
- Chair Lifts
- Auto Vac Systems
- Maintenance Equipment

## **COORDINATION:**

Working with the Mechanical, Electrical and Structural Consultants, determine the transition points where the scope of work moves from the Pool Consultant to the other Consultants. Identify any equipment in the transition and determine who will be responsible for it.

## **CONSTRUCTION/CONTRACT ADMINISTRATION: (159hrs)**

During the construction phase, Aquatic Associates will inspect the ongoing construction to ensure compliance with the design documents. This will include:

- Minimum biweekly site inspections during construction (Up to 6Max Virtually, 6Max On Site)
- Minimum biweekly written assessments of construction progress
- Provide Progress Photographs
- Review Contractor – Shop Drawings, Product Submittals
- Assist with where required Pool related SI, CCN, CO and CD.

- Review Contractor requests for information or clarification
- Monitor and review deficiency lists
- Review As Built Drawings and Maintenance Manuals
- Review Contractor Applications for Payment for Pool related construction work as requested by city.

## **POST CONSTRUCTION CLOSE OUT/WARRANTY COMMISSIONING MANAGEMENT: (30hrs)**

- Ensure all Aquatic related Maintenance Manuals and As Built drawings are complete.
- Review all Owners Operation Manuals for the Key Equipment.
- Review all Field Reports on the system.
- Ensure staff are trained in the operation of the full filtration system.

**GENERAL NOTE ON DRAWINGS:** Aquatic Associates will provide detailed drawings as noted in sections above. These drawings are very detailed up to the IFC set and provide all the information required by the permitting department and the contractor for our scope of work. However, we are not a mechanical engineering firm and do not stamp pool drawings. As you can see from our project experience this has had no impact on our ability to provide our consulting services at the highest standards. We will hire the required Engineers to complete any stamp drawing work required.

## **DURATION**

We can commence the work right away from the confirmation of Contract.

We will strive to maintain the very tight schedule Proposed as outlined below. We will put in place strong communication on what is needed to keep the project moving forward with updates on scheduling deadlines.

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|--------------------------------|---------------------|
| ➤ Design Development Phase:    | Nov 2022 – Jan 2023 |
| ➤ Construction Documents Phase | Jan – Mar 2023      |
| ➤ Permitting Phase             | April 2023          |
| ➤ Contractor RFP Phase         | April 2023          |
| ➤ Construction Phase           | May – Oct 2023      |
| ➤ Commissioning Phase          | Nov 2023            |

## **NOT INCLUDED IN THIS PROPOSAL:**

- Taxes
- Sanitation Sump and Line
- Filtration, Chemical, Storage or Staff Rooms, walls, floor, Building Mechanical, Elec, etc.

## FEE STRUCTURE

397hours x \$120/hr.	\$ 47,640.00
Travelling Costs 6 Visits x \$700/visit	\$ 4,200.00
Structural/Mechanical/Electrical Engineer	\$ 60,000.00
<b>TOTAL</b>	<b>\$111,840.00</b>

A formal Contract will have to be signed to confirm this Proposal.

