

TOWNSHIP OF KING

DATE: April 12, 2010
TO: Committee of the Whole
FROM: Parks, Recreation & Culture Department Report PR-2010-06
RE: Schomberg Arena Update, Execution of Contract

1. RECOMMENDATIONS

It is respectfully recommended that:

- a) That Parks, Recreation and Culture Department Report PR-2010-06 be received as information;
- b) That Council authorize the Mayor and Clerk to execute the design-build stipulated price contract with Maple Reinders Constructors Inc. for the design and construction of the Schomberg Arena & King Township Curling & Fitness Centre;
- c) That Council delegate authority to the Director of the Parks, Recreation and Culture Department to authorize all change orders and change directions so long as such change orders or directions will not cause the project budget to exceed \$14,560,000.

2. PURPOSE

The purpose of this report is to update Council on the design process, funding and schedule for construction of the Schomberg Arena & King Township Curling & Fitness Centre (the Centre) and to obtain Council approval to execute the design-build stipulated price contract (the Contract) with Maple Reinders Constructors Inc. (Maple Reinders).

3. BACKGROUND INFORMATION

Through a formal RFP process, at the November 30, 2009 Council meeting, JR-2009-09 (APPENDICES A & B), Council selected Maple Reinders as the design builder and awarded the bid conditional upon acquisition of the Centre lands by the Township and authorized entering into a preliminary agreement (Letter of Intent) with Maple Reinders pending that acquisition. Further, at this meeting Council approved project management services from AECOM. Since December 2009 staff have been working with Maple Reinders and the project architect, G.M. Diemart &

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Associates, to complete the design process pursuant to the Letter of Intent. The Schomberg community, through the Schomberg Arena Board and King Township Curling Club, participated throughout the design process and input from the Township Building Division and Accessibility Advisory Committee is ongoing as the process is finalized.

In Joint Report, JR-2009-03 (APPENDIX A) Township staff outlined the process for selection of a contractor for the design and construction of the Centre. On August 5, 2009 the Township issued RFPQ-2009-PQ01 for pre-qualification for design and construction of the Centre which closed on August 25, 2009. At the September 8, 2009 Council meeting the following six contractors were approved by Council as the short listed bidders: McDonald Bros. Construction Inc; Maple Reinders Constructors Inc; The Atlas Corporation; Buttcon Contractors & Engineers; Giffels Corporation; Aquicon Construction Company Ltd. These six contractors were provided access to the Design/Build RFP-2009-P04 on September 10, 2009 and were required to submit their respective proposals by October 23, 2009.

Land Requirements

The building site for the Centre is comprised of two portions that had required transfer to the Township: a portion of the lagoon lands from the Region of York and Block 4 from the DiPoce Management Limited plan of subdivision. Both transfers have now occurred.

4. ANALYSIS AND PROPOSALS

Facility Update

Land Requirements:

The two portions comprising the building site have been transferred to the Township from the Region and DiPoce.

Timeline:

Based on the design process and the addition of LEED™ certification, the construction and completion timeline has been adjusted (APPENDIX C) while still complying with the ISF grant requirements.

Design Process:

Township staff, Maple Reinders and G. M. Diemart have completed the design process. A Minor Variance application was granted by the Committee of Adjustment on February 17, 2010 to address front yard setback deficiencies for the EMS station

portion of the building and building height requirements. The final design was reviewed and approved by the Accessibility Advisory Committee on March 9, 2010.

Contract:

The design process is complete, final costing has been determined (subject to any change orders or change directions as defined in and governed by the Contract) and the lands for the Centre are in Township ownership. It is therefore appropriate to enter into the Contract with Maple Reinders. AECOM has recommended the use of Standard Construction Document 14/2000, endorsed by the Canadian Construction Association and other similar organizations. This is an industry standard form design-build stipulated price contract. The Contract has been reviewed by the Township solicitor and certain supplementary conditions have been included.

LEED™ Certification:

LEED™ is a rating tool developed to encourage sustainable environmental design and consists of a set of environmental performance criteria organized into six performance categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design Process.

Each point achieved generally represents an integrated building design element that aims to create a building that will improve occupant well-being, environmental performance and economic returns using established innovative practices, standards and technologies. Points achieved add up to a final score that relates to one of four possible certification levels: 'Certified' (26-32 points), 'Silver' (33-38 points), 'Gold' (39-51 points) and 'Platinum' (52-70 points). Below is a brief list that outlines some of the features from the six performance categories that will earn points towards the Schomberg Arena and Township Curling and Fitness Centre's LEED™ Certification (26-32 points achieved).

Features of the LEED™ Certified Schomberg Arena and Township Curling and Fitness Centre:

Sustainable Sites:

- Bicycle storage and change rooms and showers for 5% of building occupants
- Preferred carpool parking for 10% of non-visitor parking capacity
- 75% of the building will have a white roof keeping the building cool in the summertime

Water Efficiency:

- Water efficient landscaping will reduce the need for water by 50%
- Reduction in the use of water by 30% with the installation of low-flow showers and toilets

- Innovative wastewater technologies (eg.. reduce potable water for sewage conveyance by 50% by capturing rainwater to flush toilets)

Energy and Atmosphere:

- Use of a detailed energy model aiming towards a 40% reduction below the Model National Energy Code for Buildings (eg. efficient lighting systems, occupancy sensors in washrooms, heat recovery on all air ventilation, high efficiency boilers and heaters)
- CFC reduction in HVAC equipment
- Purchase a percentage of electricity from green electrical retailers

Materials and Resources:

- Diversion of a least 50% of construction waste from landfill
- Use of recycled content in construction (eg. recycled steel, concrete and blocks)
- Use of FSC-certified wood

Indoor Environmental Quality:

- Prohibit smoking with 15 meters of entries, windows or air intakes
- Use of low-emitting materials (eg. adhesives, sealants, paints, coatings, carpet, composite wood and laminate adhesives)

Innovation and Design Process:

- Implement a green cleaning plan where the facility's staff will use environmentally friendly cleaning products
- Implement an education outreach plan (Ex. An interactive kiosk in the facility)
- LEED™ Accredited Professional on the design team

LEED™ Certification is the most sustainable design option for the Township of King's new recreational facility, as the above design features will significantly lower operating and maintenance costs. Additionally, the cost recovery period is fairly short and will be approximately seven - ten years. Aiming to achieve LEED™ Certification, as opposed to LEED™ Silver, ensures that the Recreation Centre will be able to maintain its Certification well into the facility's future, as staff will be trained in order to guarantee each design feature is operating at its optimal environmental performance. Further, the LEED™ Certification is the most cost effective throughout the Centre's construction. It achieves the desired environmental and sustainable benefits without exceeding the project budget and without allocating funds to 'purchase' certification points that do not provide an operating cost reduction throughout the lifespan of the Centre.

In addition to the Centre's LEED™ Certification, and upon completion of a feasibility study by Essex Energy in the coming weeks, the facility will be fitted with a 10kW microFIT ground mounted solar array. The electricity generated from the system (about 10 000 -12 000 kW/year) will be sold to the grid at a rate of 80.2 cents per kilowatt hour for twenty years. This array will be approximately 1500 square feet in size and will put emphasis on the Township's commitment to sustainable

environmental design and will also encourage residents of the Township to embark on their own microFIT projects that are now possible through the Green Energy and Green Economy Act.

5. FINANCIAL IMPLICATIONS

The addition of a LEED™ Certification to the Centre fits within the \$12.5 million facility construction budget.

Funding Breakdown – Schomberg Arena/Curling/Fitness Facility

Funding Source	Amount
ISF-Federal Gov't	\$ 4,720,000.00
ISF-Provincial Gov't	\$ 4,720,000.00
ISF- King Township	\$ 4,720,000.00
Community Fundraising – identified in grant application ***	\$ 400,000.00
Total Eligible Project	\$ 14,560,000.00
Land Purchase – Region of York & DiPoce (estimate only)	\$ 0 (other in-kind considerations)
Total Project Costs	\$14,560,000.00

Breakdown of King Township Costs

Funding Source	Amount
Development Charges	\$ 2,385,000.00
Naming / Sponsorship	\$ 750,000.00
Proceeds from existing Sch. Arena (sale)*	\$ 1,385,000.00
Proceeds from fitness membership pre-sale	\$ 100,000.00
Laurier Homes (benefit to existing community contribution)	\$ 100,000.00
Total King Township Cost	\$ 4,720,000.00

*** Based on estimate from community fundraising committee

* Based upon sale of existing Schomberg Arena, based on 2009 appraisal

6. CONCLUSION

The development of a project team consisting of Maple Reinders Constructors Inc., Township Council and Staff, AECOM, the Arena Board and the community provides a strong partnership to focus on creating a facility to provide recreational opportunities for King residents and achieve sustainable and environmental benefits during design and construction. Through implementation of a LEED™ Certification combined with sustainable technologies throughout and a ground mounted solar

array, the Centre will benefit from substantially reduced operating costs and provide the Township with a sustainable showpiece for other developers and builders.

7. APPENDICES

APPENDIX A – Council Extracts – November 30, 2009

APPENDIX B – Committee of the Whole report – November 30, 2009

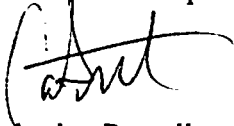
– Council Extracts – September 8, 2009

- Committee of the Whole report - September 8, 2009

APPENDIX C – Schedule

APPENDIX D - Contract

Submitted & Prepared by:



Catherine Purcell
Director of Parks
Recreation & Culture