

## Report to Community and Protective Services Committee

**To:** Chair and Members,  
Community and Protective Services Committee

**From:** Anna Lisa Barbon, Deputy City Manager, Finance Supports

**Subject:** RFP-2024-259 Prime Consulting Services for Silverwoods  
Arena Building Upgrades

**Date:** Oct 21, 2024

## Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports and Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the Request for Proposal Prime Consulting Services for Silverwoods Arena Building Upgrades (RFP-2024-259):

- a) The proposal submitted by Barry Bryan Associates, 250 Water Street, Suite 201 in Whitby, ON, for the Prime Consultant Services for the Silverwoods Arena Building Upgrades project for a fee of \$161,100.00 excluding HST **BE ACCEPTED**; it being noted that the evaluation team determined the proposal submitted by Barry Bryan Associates provided the best technical and financial value to the Corporation, met the City's requirements in all areas and acceptance is in accordance with section 15.2 of the Procurement of Goods and Services Policy;
- b) The financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached as Appendix "A";
- c) The Civic Administration **BE AUTHORIZED** to undertake all administrative acts which are necessary in connection with the project;
- d) The approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) The Mayor and the City Clerk **BE AUTHORIZED** to execute a contract or any other documents, if required, to give effect to these recommendations.

## Executive Summary

This report is submitted to seek Council approval to enter a formal agreement with Barry Bryan Associates for Prime Consulting Services for the design and contract administration of the Silverwoods Arena Building Upgrades project.

## Linkage to the Corporate Strategic Plan

The Silverwoods Arena Building Upgrades project is aligned with the following strategic areas of focus and outcome from the City of London Strategic Plan 2024-2027:

### Wellbeing and Safety

1. London has safe, vibrant, and healthy neighbourhoods and communities.
  - 1.3 Londoners have safe access to public spaces, services, and supports that increase wellbeing and quality of life.
    - a. Deliver programs and activities that foster improved physical, mental, and social wellbeing.
    - b. Invest in publicly owned facilities, parks, open spaces, and natural amenities that provide cultural, social, and recreational opportunities, programming and engagement.
    - c. Remove barriers to accessing public spaces, services, and supports for equity-denied groups.

- d. Reduce barriers for community partners to host special events in publicly owned spaces across the city.

### **Climate Action and Sustainable Growth**

3. London's infrastructure and systems are built, maintained, and operated to meet the long-term needs of the community.
  - 3.2 Infrastructure is built, maintained, and secured to support future growth and protect the environment.
    - b. Build, maintain and operate assets with consideration for energy efficiency, environmental sustainability and climate resilience.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

- [Parks and Recreation Master Plan Update](#), CPSC, June 17, 2019.

#### **1.2 Background**

A report to Community and Protective Services in December 2015 outlined the intention to stop utilizing the arena as an ice facility once replacement pads were built and to begin a redevelopment project shortly thereafter. The ice at Silverwood Arena was removed in March 2018 and the dry pad has been allocated for use since September 2018 and has been used for several sports including lacrosse, ball hockey, roller hockey, roller derby, and shuffleboard. The dry pad has also been used for several large community events, where a large indoor space with free parking is required. On June 25, 2019, City Council endorsed the Parks and Recreation Master Plan. An endorsed recommendation from this plan references the future plan for Silverwoods Arena:

Recommendation #59. Repurpose Silverwood Arena to alternate community uses.

Silverwood District Park and Arena are key assets in the local community of Hamilton Road and nearby neighborhoods of Argyle and East London. Community inputs in 2018 and 2019, during the Hamilton Road Community Improvement Plan development process, identified the need for additional activity space within the neighborhood. With demand established for a dry pad facility, Civic Administration proposes repurposing Silverwood Arena in the City's community centre inventory and support Parks and Recreation Master Plan objectives.

Redevelopment of Silverwood Arena with multipurpose space and a dry pad, improvement of accessibility of washrooms and changerooms, will allow expanded use of the facility by the community year-round.

#### **Summary of the Silverwoods Building Upgrades Project**

The objectives of the Redevelopment of Silverwoods Arena Building Upgrades project are to serve the local neighbourhood's recreation and leisure needs with a multi purpose indoor dry pad that can be used year-round for various purposes by:

- Redeveloping an energy efficient HVAC system in the facility.
- Improving accessibility throughout the facility.
- Creating programmable meeting room space.

The project scope includes, but is not limited to the following:

1. New accessibility Improvements to the facility including:
  - Accessibility improvements to all rest room facilities.
  - Accessibility improvements to the facility entrances and exits.

- Accessibility improvements to the facility viewing areas
- 2. Create a new meeting / multipurpose space for programming.
- 3. Energy efficient new HVAC system servicing the complete facility.
- 4. New Building Automation System (BAS) to monitor and control HVAC system.
- 5. New roof system on complete facility to improve the thermal insulation rating.
- 6. Improve cladding around building.

Detailed design will take place throughout 2024 into 2025 with construction taking place in 2025 and 2026. Construction will be coordinated and phased to limit disruption to programs and planned activities.

The Climate Emergency Screening Tool has been applied during the planning for this project. Once the design for the upgrades is sufficiently completed, projected energy and greenhouse gas reductions will be calculated.

## **2.0 Discussion and Considerations**

A Request for Pre-Qualification RFPQ-2023-259 was issued April 16, 2024. The responses from seven (7) architectural firms were received August 20, 2024, and were reviewed and evaluated by staff from Fleet & Facilities. Four (4) firms' qualifications were found to be acceptable.

The staff from Procurement and Fleet & Facilities evaluated proposal against the following criteria:

- Corporate Profile
- Project Team and Qualifications
- Demonstrated Relevant Experience & References
- Project Methodology and Commitment to Schedule
- Quality and Completeness of submission
- Cost Proposal

The proposal submitted by Barry Bryan Associates was deemed to provide the best technical and financial value to the Corporation and it is recommended that they be awarded a contract for the work in accordance with section 15.2 (e) of the Procurement of Goods and Services Policy.

## **3.0 Financial Impact/Considerations**

The proposal for design services submitted by Barry Bryan Associates for Silverwood Building Upgrades project totals \$161,100.00. This will be funded from existing approved capital budgets for life-cycle renewal (LCR) and Recreation & Sport operating budget as outlined in Appendix A, Source of Financing Report.

There are no additional operating costs associated with the award of this contract.

## **Conclusion**

It is recommended that Council enter a contract with Barry Bryan Associates for design and construction administration services for the Kinsmen Arena Deep Energy Retrofit.

**Prepared by:** Sri Mattu, Manager Facilities Design and Construction, Fleet & Facilities

**Submitted by:** Lynda Stewart, Director, Fleet & Facilities

**Recommended by:** Anna Lisa Barbon, Deputy City Manager, Finance Supports

c: Steve Mollon, Senior Manager, Purchasing and Supply, Finance Supports.  
Doug Drummond, Financial Business Administrator, Finance Supports.  
Val Morgado, Senior Manager, Facilities.  
Chris Green, Manager, Community Centres and Senior Centres.  
Jon Pual McGonigle, Director, Recreation and Sport.  
Cheryl Smith, Deputy City Manager, Neighbourhood and Community-Wide Services.

Attached: Appendix A – Source of Finance