

<b>TO:</b>	<b>CHAIR AND MEMBERS FINANCE AND ADMINISTRATIVE SERVICES COMMITTEE MEETING ON MONDAY, MARCH 26, 2012</b>
<b>FROM:</b>	<b>TOM JOHNSON MANAGING DIRECTOR - CORPORATE ASSETS</b>
<b>SUBJECT:</b>	<b>WESTMINSTER OUTDOOR POOL &amp; BATHHOUSE UPGRADES PROJECT No. PRK098-RC2201-12 TENDER No. 12-02</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director – Corporate Assets:

- (a) The bid submitted by Norlon Builders London Limited, 151 York Street, London Ontario, N6A 1A8 at its tendered price of \$1,746,500.00 (HST excluded) for the Westminster Outdoor Pool & Bathhouse Upgrades **BE ACCEPTED**; it being pointed out that the bid submitted by Norlon Builders London Limited was the lowest bid received and meets the City's specifications and requirements in all areas;
- (b) The financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix "A";
- (c) The Civic Administration **BE AUTHORIZED** to undertake all the administrative acts which are necessary in connection with this project;
- (d) The approval given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the contractor for the work; and
- (e) That future additional annual operating costs of \$5,000 **BE APPROVED** as a first priority from available assessment growth in 2013 subject to final budget approval.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

Board of Control – June 21, 2011.

Architect to act as prime consultant for lifecycle renewal works at Westminster Outdoor Pool and Bathhouse.

<http://council.london.ca/meetings/BNEC%20Agendas/2011-06-13%20Agenda/Item%204.pdf>

<b>BACKGROUND</b>
-------------------

**Purpose:**

This report is submitted to seek Council approval to enter into a formal contract with Norlon Builders London Limited for the Westminster Outdoor Pool and Bathhouse Upgrades.

**Context:**

Outdoor pool condition studies were completed in 2000 and updated in 2006. To support the continued delivery of seasonal aquatic programming and leisure activities throughout the City the updated study recommended the replacement of the main pool, the diving well and filter system as well as bathhouse upgrades at Westminster Pool.

**Discussion:**

The proposed renovations incorporate life cycle renewal works to the outdoor pool and bathhouse. The scope of work includes:

- Demolition of the existing main pool, diving well and wading pool.
- Construction of a new 25 meter pool with a deep end diving section.
- A zero entry access/water-play area feature with a gradual slope connecting it to the 25 meter pool.
- Replacement of existing concrete decks and pool fencing.
- The installation of a new pool heater.
- A new filtration system to meet the regulatory requirements of authorities with jurisdiction over the construction and operation of public swimming pools.
- Life cycle renewal work and accessibility upgrades to the existing bathhouse.

Tenders for the Westminster Pool & Bathhouse Upgrades were received March 8, 2012. The bid submitted by Norlon Builders London Limited was the lowest of six bids received and meets the City's specification and requirements in all areas. A summary of bids received is attached as Appendix "B".


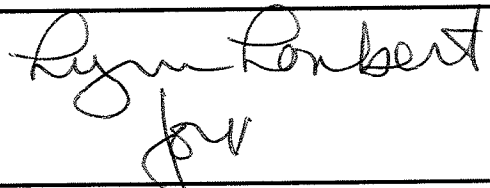
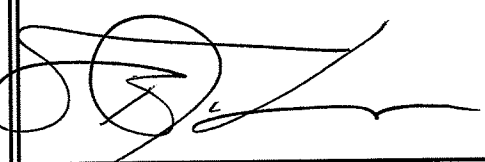
The bid submitted by Norlon Builders London Limited offers the best value to the City and it is recommended that they be awarded a contract for the work in accordance with Section 13 of the Procurement of Goods and Services Policy.

**Impact on Annualized Operating Costs:**

Additional annual operating expenses of \$5,000 for the new pool water heater system are anticipated for the Finance Department in 2013 and subsequent years with the approval of this project.

**Acknowledgements:**

This report was prepared Daryl Diegel, Facilities Design & Construction.

<b>SUBMITTED BY:</b>	<b>CONCURRED BY:</b>
	
<b>BILL CAMPBELL DIVISION MANAGER FACILITIES</b>	<b>WILLIAM C. COXHEAD DIRECTOR, PARKS AND RECREATION</b>
<b>RECOMMENDED BY:</b>	
	
<b>TOM JOHNSON MANAGING DIRECTOR CORPORATE ASSETS</b>	

Attach: Appendix "A" – Sources of Financing  
Appendix "B" - Summary of Bids

cc: Martin Hayward, City Treasurer, Chief Financial Officer  
Lynn Loubert, Division Manager, Aquatics, Arenas and Attractions  
Ken Owen, Manager, Facilities Design & Construction

APPENDIX 'A'

#12035

Chair and Members  
Finance and Administrative Services Committee

March 16, 2012  
(Award Contract)

**RE: Westminster Outdoor Pool & Bathhouse Upgrades**  
**Capital Project RC2201-12 - 2012 Recreation Facilities**  
**Norlon Builders London Limited - \$1,746,500.00 (excluding H.S.T.)**

**FINANCE DEPARTMENT REPORT ON THE SOURCES OF FINANCING:**

Finance Department confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director - Corporate Assets, the detailed source of financing for this project is:

<b><u>ESTIMATED EXPENDITURES</u></b>	<b><u>Approved Budget</u></b>	<b><u>Committed To Date</u></b>	<b><u>This Submission</u></b>	<b><u>Balance for Future Work</u></b>
Engineering	\$250,000			\$250,000
Construction	3,582,000	712,320	1,746,500	1,123,180
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$3,832,000</u></b>	<b><u>\$712,320</u></b>	<b><u>\$1,746,500</u></b>	<b><u>\$1,373,180</u></b> 1)
<b><u>SOURCE OF FINANCING:</u></b>				
Capital Levy	766,100	712,320	53,780	0
Debenture Quota	1,425,900		52,720	1,373,180
Drawdown from City Facilities Reserve Fund	1,640,000		1,640,000	0
<b>TOTAL FINANCING</b>	<b><u>\$3,832,000</u></b>	<b><u>\$712,320</u></b>	<b><u>\$1,746,500</u></b>	<b><u>\$1,373,180</u></b>

**Financial Note:**

1) Contract Price	\$1,746,500
Add: HST @13%	227,045
Total Contract Price Including Taxes	<u>1,973,545</u>
Less: HST Rebate - 100%	227,045
Net Contract Price	<u>\$1,746,500</u>

- 2) Additional annual operating expenses of \$5,000 for the new pool water heater system are anticipated for the Finance Department in 2013 and subsequent years with the approval of this project.

EH

  
Alan Dunbar  
Manager of Financial Planning & Policy

**T12-02 Summary for Westminister Outdoor Pool and Bathhouse Upgrades**

	1	2	3	4	5	6
	NORLON BUILDERS	K & L CONSTRUCTION	MYCON CONSRUCTION	BRONNECO CONSTRUCTION	ELGIN CONTRACTING	SDI BUILDERS
Form of Tender	1,746,500.00	1,808,500.00	1,864,700	1,894,000.00	1,919,000.00	1,965,000.00

cc: Daryl Diegel - Facilities Technologist – Architectural, Finance/ Facilities

APPENDIX "B"