

TO:	CHAIR AND MEMBERS COMMUNITY & PROTECTIVE SERVICES COMMITTEE MEETING ON JUNE 21, 2016.
FROM:	WILLIAM C. COXHEAD MANAGING DIRECTOR, PARKS & RECREATION & LYNNE LIVINGSTONE MANAGING DIRECTOR, NEIGHBOURHOOD, CHILDREN AND FIRE SERVICES
SUBJECT:	PHASE 2 –AWARD OF CONSTRUCTION CONTRACT FOR THE SOUTHWEST COMMUNITY CENTRE, YMCA AND LIBRARY PROJECT # RC2755

RECOMMENDATION

That, on the recommendation of the Managing Director, Parks & Recreation and the Managing Director, Neighbourhood, Children and Fire Services:

- (a) The award of the construction contract to Aquicon Construction Co. Ltd., 131 Delta Park Blvd., Brampton, Ontario, L6T 5M8 in the amount of \$43,860,500.00 excluding HST for the construction of the Southwest Community Centre, YMCA and Library **BE APPROVED**;
- (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 the connection with the project;
- (d) The approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract 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.

PERTINENT REPORTS RELATED TO THIS MATTER

- Accessibility Advisory Committee (ACCAC) September 24, 2015 – Southwest Community Design
- CPSC June 16, 2015 Construction Manager/General Contractor for the Southwest Community Centre, YMCA and Library
- CPSC February 18, 2015 Architect to act as Prime Consultant for the Southwest Multi-purpose Recreation Centre
- CPSC February 18, 2015 - Memorandum of Understanding – Proposed Joint Venture to construct and operate a facility between City of London, the YMCA of Western Ontario and the London Public Library Board
- CPSC July 21, 2014 Potential Partners in the Southwest Multipurpose Recreation Facility
- PEC Sept. 23, 2014 Application by Realty Services, City of London Part of 3080 Bostwick Road and 491 and 499 Southdale Road West Public Participation Meeting

BACKGROUND

The City of London, YMCA of Western Ontario and the London Public Library are set to begin construction of an indoor pool, gymnasium, double pad arena, multi-purpose community space, fitness centre and full service public library at 501 Southdale Road West. This community centre construction project is unique in that it builds on all 4 of Council's Strategic Areas of Focus:

1. Strengthens Our Community – this centre will serve as a community hub for the local neighbourhoods of Westmount, Lambeth, Byron and Talbot and as a regional destination for the rest of the city. “*Building an amazing arts, culture and recreation experience.*”
2. Building a Sustainable City – this new infrastructure project will create a “*beautiful place and space*” within the community
3. Leading in Public Service – a range of city services at a Service London counter will now be available and allow the city to provide “*excellent service delivery*” to a previously underserved area
4. Growing Our Economy – this project is a “*strategic, collaborative partnership*” between the City, YMCA and Library within a growing area of the city

PURPOSE:

This report is submitted to seek approval to enter into a formal contract with Aquicon Construction Co. Ltd., for the Phase 2 Construction Contract for the Construction of the Southwest Community Centre, YMCA and Library located on 501 Southdale Road West.

CONTEXT:

Aquicon Construction Co. Ltd., was awarded the Phase 1 - Construction Manager/General Contractor for the Southwest Community Centre, YMCA and Library Services RFP No. 15-28 in the amount of \$1,339,500.00 excluding HST by Council resolution June 25, 2015 noting that the award of the Phase 2 – Construction Contract to Aquicon in 2016 would be subject to the successful completion of Phase 1.

With the successful completion of Phase 1, a guaranteed maximum price of \$43,860,500.00 for the construction of the facility has been established based on a detailed knowledge of the project. This knowledge was gained through participation in the design process, development of the detailed drawings and specifications and the tender results of all sub trade tender packages with the exception of landscaping, millwork and lockers/washroom accessories.

Work is to begin in July 2016 with completion anticipated for the summer of 2018.

PROJECT HIGHLIGHTS:

The following are some key project highlights that make up the Southwest Community Centre, YMCA and Library project;

- The facility is a two (2) story, 166,000 square foot building clad in brick and metal siding, with large expanses of glass situated on an 11 acre site with 466 parking spaces,
- The project complies with the City of London Facility Accessibility Design Standards (FADS) and Accessibility for Ontarians with Disabilities Act (AODA),
- Exterior site amenities include a play area, forecourt and outdoor programming space that will provide opportunities for outdoor recreation,
- City of London space includes two (2) NHL size ice surfaces with twelve (12) change rooms complete with showers and washrooms in each, a Service London Desk, offices and staff workspaces,
- YMCA space includes a gymnasium, 25 metre pool, leisure pool, fitness studios, child minding service, change rooms and fitness space on the 2nd level,
- Library Space includes full branch library services with a mezzanine level overlooking the first floor library space as well a shared community meeting room,
- Common space includes large open lobby spaces on both levels that will provide access to all three (3) partners spaces, and
- Other common space amenities include a teaching kitchen, three (3) multi-purpose rooms, two (2) activity rooms, a walking loop located over one of the ice surfaces, a grand staircase that includes a multi-level seating area and a concession.

Other unique project features include;

- Innovative on site storm water management design using Bio Retention Cells to meet low impact development strategies,
- Heat recovery system from the ice refrigeration plant used to supplement domestic hot water and radiant floors in the change rooms,
- Use of high efficiency equipment and LED lighting fixtures throughout, and
- The Facility is designed to meet Leadership in Energy and Environmental Design (LEED) certification standards.

FINANCIAL IMPLICATIONS:

Each partner will make a financial contribution to the project. The City will contribute \$40,089,000 to the project (exclusive of \$300,000 for furniture & equipment) as identified in approved capital project RC2755 – Southwest Multipurpose Recreation Centre. The YMCA will bring to the project an additional \$9,200,000. Finally, the London Public Library Board will dispose of the existing Westmount Library Branch and build a new library as part of this project, contributing \$4,577,000. Until the disposition of the existing Westmount Branch is finalized, the Library's source of funding will be debt financed. Any authorized but unissued debt financing will be reduced accordingly once proceeds from the Westmount Branch are realized. Any proceeds from the disposition of the Westmount Branch in excess of the Library's required contribution to this project will be contributed to the Library Facility Reserve Fund.

The total value of the combined City, YMCA and Library project will be approximately \$53,866,000. The YMCA will further invest an additional \$1,200,000 in furniture and equipment.

The City will be responsible for the operating and life cycle maintenance costs related to the Arena and Service London areas, as well as a proportionate share of common area costs. Lifecycle maintenance requirements for these components will be included in future capital budgets. Incremental operating costs are not anticipated with the provision of the ice surfaces as the City plans to decommission two single pad arenas (Glen Cairn and Silverwood) when this twin pad arena is operational. While this facility will be larger, it is expected the new arena will be more efficient than the 2 existing single pad arenas. Additionally, it is expected that additional revenue potential will exist with this new state of the art facility. As a result, the net costs of operating this facility are expected to be comparable to operating the two existing single pad arenas.

It is similarly anticipated that the net operating costs of the Library component of this new facility will be comparable to the costs of operating the existing Westmount branch.

CONCLUSION:

Aquicon Construction Co. Ltd. was retained in the design phase of the project to act as Construction Manager to provide scheduling, costing estimating, and value engineering services as part of the Project Team. With the award of the construction contract, Aquicon Construction Co. Ltd. will now take on the role of Constructor and General Contractor.

ACKNOWLEDGEMENTS:

This report was prepared by John Devito, Facilities Design & Construction and Donna Baxter, Neighbourhood, Children and Fire Services.

SUBMITTED BY:	CONCURRED BY:
TIM WELLHAUSER DIVISION MANAGER, FACILITIES	ANNA LISA BARBON DIRECTOR, FINANCIAL SERVICES
RECOMMENDED BY:	RECOMMENDED BY:
LYNNE LIVINGSTONE MANAGING DIRECTOR, NEIGHBOURHOOD, CHILDREN AND FIRE SERVICES	WILLIAM C. COXHEAD MANAGING DIRECTOR, PARKS & RECREATION

Attach: Appendix "A" – Sources of Financing

cc: Donna Baxter, Neighbourhood, Children and Fire Services
Tony Kyle, Neighbourhood, Children and Fire Services
Susanna Hubbard Krimmer, CEO, London Public Library
Andrew Lockie, CEO, YMCA of Western Ontario
John Devito, Facilities Design & Construction
John Freeman, Purchasing & Supply