

TO: MAYOR & COUNCIL
FROM: DEPUTY CHIEF ADMINISTRATIVE OFFICER AND CHIEF FINANCIAL OFFICER
SUBJECT: **CI – PROGRESSIVE DESIGN-BUILD KENSINGTON RINK SLAB REPLACEMENT**
PURPOSE: To obtain Council approval to award a Contract Increase (CI) for Phase 2 of the Progressive Design-Build contract for the Kensington Rink Slab Replacement

RECOMMENDATION

THAT a contract increase to Carscadden Stokes McDonald Architects Inc., in association with Alfred Horie Construction Co. Ltd. for an estimated total cost of \$2,887,500 including GST in the amount of \$137,500, for the Kensington Rink Slab Replacement project as outlined in the July 24, 2023 Council Report titled “CI – Progressive Design Build Kensington Rink Slab Replacement”, be approved; and

THAT final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS

I concur with the recommendation of the Deputy Chief Administrative Officer and Chief Financial Officer.

1.0 POLICY SECTION

The City's Change Order Policy requires change orders, which individually or when accumulated with prior change orders increases the total value of the contract exceeding \$1,000,000 shall be approved by Council.

2.0 BACKGROUND

Kensington Park Ice Rink, situated in northeast Burnaby, is a beloved community recreation facility and ice arena. It is located in Kensington Park, adjacent to Burnaby North Secondary School. Since its establishment in 1973, the rink has been a hub of activity and has experienced significant popularity. However, recently, the rink has encountered some significant issues. The existing slab of the rink has heaved in two areas, leading to ruptured refrigeration lines. As a result, most of the brine, which is vital for the rink's functionality, has drained from the system. Given these circumstances, it is evident that the current slab cannot be salvaged.

Considering the limited availability and high demand for ice rinks in Burnaby, City staff is eager to address this issue promptly. The goal is to replace the damaged slab and dasher boards at Kensington Park in time for the upcoming 2024 winter/spring ice season. To accomplish this project efficiently. Staff has chosen to adopt a Progressive Design-Build delivery method. This approach allows the integrated team, consisting of the City staff, the Contractor, and the Consultant, to validate the concept before commencing with the construction phase. By implementing this methodology, they aim to expedite the project timeline and ensure a successful outcome for the community.

The project is being delivered across two (2) phases under the Progressive Design-Build model. Phase 1 includes due diligence, concept design, schematic design, design development, owner’s statement of requirements and permitting, and the form of contract is the City’s Consulting Agreement. Phase 2 includes the preparation of construction documents, permits, and construction of the Kensington Rink Slab Replacement, and the form of contract specifically is the CCDC14 – Design-Build Contract Stipulated Price Contract, 2013 (CCDC14).

Two submissions following a Request for Proposal were received by the closing time on June 6, 2023. Based on the RFP’s evaluation criteria consisting of methodology, approach, design, qualifications, experience, value added services and pricing, Carscadden Stokes McDonald Architects Inc. in association with Alfred Horie Construction Co. Ltd. received the highest overall scoring.

City staff reviewed the submission for compliance with the terms of the RFP document, ability to deliver a quality structure, meet the prescribed schedule, and overall cost, and awarded Phase 1 services to a design-builder for a contract value of \$67,721 including GST in the amount of \$3,225 to Carscadden Stokes McDonald Architects Inc., in association with Alfred Horie Construction Co. Ltd.

Carscadden Stokes McDonald Architects Inc., and their team of sub-consultants along with City staff, worked collaboratively to evaluate design options considering various factors, including budget, program requirements, user preferences, and the City’s sustainability goals.

This recommendation is to approve a contract increase for Phase 2 to Carscadden Stokes McDonald Architects Inc. in association with Alfred Horie Construction Co. Ltd. in the amount of \$2,887,500 including GST in the amount of \$137,500.

The total estimated contract value will be \$2,887,500 including GST in the amount of \$137,500, as outlined in this report. The General Manager Lands and Facilities concurs with this recommendation.

Contract History	Date	Option 1 Accumulative Total Change (including GST)
Original Contract Award – Phase 1	June 2023	\$67,721
Design Build – Phase 2	Pending	\$2,887,500
Total		\$2,955,221

3.0 GENERAL INFORMATION

A Cost Estimate (Class D) was completed in July 2023, which estimates the total project cost at \$2,750,000, which includes the removal and replacement of the Kensington Rink Slab and Apron including hazardous materials remediation, removal and replacement of concrete slab, dasher boards, new sports flooring and complete refrigeration system design and construction.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The RFP#133-05-23 Progressive Design-Build Kensington Complex Slab Replacement (Attachment 1) was publicly advertised. Upon closing, the City received a total of two submissions.

5.0 FINANCIAL CONSIDERATIONS

This capital work has been accommodated within the 2023 – 2027 Financial Plan under WBS element: ENX.0173 (\$2,750,000) and is funded by the Capital Asset Works Financing Reserve Fund (CAWFF).

Due to the unexpected and significant failure issues the rink has recently experienced, as noted in Section 2.0 Background of this report, this capital work was not included in the 2023 Capital Plan. As there was no plan for this capital work, a reallocation of \$2,750,000 has been made to this project from the Deer Lake Restack project. Capital work for the Deer Lake Restack project has been deferred to future years as there was a change in the urgency of the project resulting from the relocation of the RCMP building.

Respectfully submitted,
Bob Klimek, Deputy General Manager Finance

For
Noreen Kassam, Deputy Chief Administrative Officer and Chief Financial Officer

ATTACHMENTS

Attachment 1 – RFP#133-05-23

REPORT CONTRIBUTORS

This report was prepared by Scott Lovas, Purchasing Specialist and reviewed by Sophan Lum, Assistant Manager, Purchasing - Capital.

View Details

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Bid Details

Bid Classification:	Construction
Bid Type:	Request for Proposal
Bid Number:	133-05-23
Bid Name:	Progressive Design Build - Kensington Rink Slab Replacement
Bid Status:	Awarded
Bid Awarded Date:	Thu Jul 6, 2023 (PDT)
Bid Closing Date:	Tue Jun 6, 2023 3:00 PM (PDT)
Question Deadline:	Thu May 25, 2023 12:00 PM (PDT)
Electronic Auctions:	Not Applicable
Language for Bid Submissions:	English unless specified in the bid document
Submission Type:	Online Submissions Only
Submission Address:	Online Submissions Only
Public Opening:	No
Description:	The purpose of this Request for Proposal ("RFP") is to invite Proposals from professional, qualified and experienced firms to select a Proponent to provide progressive design build services for the Kensington Rink Ice Slab Replacement. The Design-Builder will bring progressive design build expertise to assist the owner, the City of Burnaby ("City"), through the various phases of the Kensington Rink Slab Replacement ("Project"), as identified in this RFP.
Bid Document Access:	Bid Opportunity notices and awards and a free preview of the bid documents is available on this site free of charge without registration. Please note, some documents may be secured and you will be required to register for the bid to download and view the documents. There is no cost to obtain an unsecured version of the document and /or to participate in this solicitation.
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