



Council Report

Report Number: PUR2024-009
Meeting Date: March 19, 2024
Title: 2024-010-CQ Little Britain Arena Ice Pad Replacement
Description: Request for Additional Financing
Author and Title: Ashley Wykes, Buyer
Ryan Smith, Supervisor – Capital and Special Projects

Recommendation(s):

That Report PUR2024-009, **2024-010-CQ Little Britain Arena Ice Pad Replacement**, be received;

That Schilthuis Construction Inc., being the lowest compliant submission be awarded Request for Quotation 2024-010-CQ Little Britain Arena Ice Pad Replacement for \$2,099,520 not including HST;

That the additional financing required in the amount of \$579,200 be taken from the uncommitted portion of the Capital Contingency Reserve (1.32248);

That subject to the receipt of the required documents, the Director of Community Services be authorized to sign the agreement; and

That the Community Services Department be authorized to issue a purchase order.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The Little Britain Arena ice surface concrete pad, dasher boards and dressing rooms have reached their service life and need replacement and restoration. As a result, Parks and Recreation staff included the facility in the 2024 capital budget proposing the following work to be completed:

- Removal and replacement of the existing dasher boards and concrete pad including in floor components to sustain ice.
- Cleaning and painting of the steel building frames
- Refurbishment of the existing bleachers
- Lobby door upgrades
- Dressing room upgrades
- Replacement of arena lighting with new LED fixtures
- Removal of the press box
- An addition to the maintenance area to accommodate equipment

In late 2023, a prequalification document was released to prequalify competent companies that had the necessary and required experience and skills to perform a reconstruction on existing ice pads. Through this prequalification process, two companies met the requirements; Schilthuis Construction Inc. and Ball Construction Ltd. In early February 2024, request for quotation 2024-010-CQ Little Britain Arena Ice Pad Replacement was issued to the two companies in accordance with the Procurement Policy.

The RFQ was opened electronically on February 29, 2024 with the following results:

Company Name	Submission Amount (including Provisional Items to be awarded)
Schilthuis Construction Inc.	\$2,099,520.00
Ball Construction Ltd.	\$2,477,400.00

Both submissions were evaluated for compliance to the quotation document and Schilthuis Construction Inc. was found to be the lowest compliant bidder.

Through the evaluation of the submissions, it was identified that two provisional items; a liner behind the press box and the disposal of contaminated soil, were not required. The provisional items that are included in this award are: dressing room upgrades, new arena LED lights, new slider door from the lobby to the arena pad/stands area,

refinishing of bleacher planks, cleaning and painting of the main steel building frames, and removal of the mud slab below the existing rink.

In accordance with the Procurement and Capital and Special Projects Policy, Council approval is required when a project comes in over budget.

Rationale:

The Little Britain Community Centre was constructed in 1977 and the original concrete pad that supports the ice surface and dasher boards have reached their service life. The original dressing room design requires renovations to address current issues that include accessibility, safety and updated aesthetics. The cleaning and painting of the main steel structure is required, and preventative maintenance to eliminate the effects of corrosion on the structural integrity of the building. The lobby door upgrades will assist with accessibility and traffic flow through the facility. Staff recommend that each component of this project is necessary and a worthwhile investment to maintain the municipal asset.

Other Alternatives Considered:

As an alternative Council may recommend deferring the LED Lighting upgrades and the bleachers refurbishment for a combined savings of \$46,333.

The alternative recommendations would be:

That Report PUR2024-009, **2024-010-CQ Little Britain Arena Ice Pad Replacement**, be received;

That Schilthuis Construction Inc., being the lowest compliant submission be awarded Request for Quotation 2024-010-CQ Little Britain Arena Ice Pad Replacement for \$2,053,187 not including HST;

That the additional financing required in the amount of \$532,867 be taken from the uncommitted portion of the Capital Contingency Reserve (1.32248);

That subject to the receipt of the required documents, the Director of Community Services be authorized to sign the agreement; and

That the Community Services Department be authorized to issue a purchase order.

Alignment to Strategic Priorities

The ice pad replacement and renovations to the Little Britain Community Centre align with the strategic priorities of "An Exceptional Quality of Life, A Vibrant and Growing

Economy, and Good Government”. Maintaining the City’s assets in good working order and investing in the renovations aids in extending the life expectancy of the building and keep it open for the community.

Financial/Operation Impacts:

Funding for 2024-010-CQ Little Britain Arena Ice Pad Replacement was approved in the 2024 capital budget. The additional funding required of \$579,200 will come from the uncommitted portion of the Capital Contingency Reserve. The building category pays no HST.

Project Number	Project Budget	Other Committed Funds *see below	Project Balance	Purchase Amount (excl. HST)	Contingency 10%	HST Payable	Total Amount	Project Balance
950240216	\$1,775,000	\$44,728	\$1,730,272	\$2,099,520	\$209,952	\$0	\$2,309,472	(\$579,200)

*Other committed funds include architectural drawings, specifications and contract administration. Any remaining surplus or deficit will be dealt with by the Treasury department in accordance with the Capital and Special Projects Policy.

Consultations:

Manager, Parks and Recreation
 Treasurer
 Supervisor, Procurement
 Junior Accountant

Department Head email: cshanks@kawarthalakes.ca

Department Head: Craig Shanks

Department File: 2024-010-CQ