

Report Date: August 28, 2017
Contact: Nick Kassam
Contact No.: 604.829.2097
RTS No.: 12186
VanRIMS No.: 08-2000-20
Meeting Date: September 20, 2017

TO: Standing Committee on City Finance and Services

FROM: General Manager of Real Estate and Facilities Management and Chief Purchasing Official

SUBJECT: Contract Award for Kitsilano Outdoor Pool Rehabilitation

RECOMMENDATION

- A. THAT Council approve an increase in the multi-year capital project budget for Kitsilano Outdoor Pool Rehabilitation from \$1,500,000 to \$3,300,000; source of funding to be:
- \$800,000 reallocation from the multi-year budget for 2015/16 Capital Maintenance for Recreational Facilities;
 - \$500,000 reallocation from the multi-year budget for 2017 Capital Maintenance for Recreational Facilities; and
 - \$500,000 from the Unallocated funding in the 2015-18 Capital Plan for Recreational Facilities Capital Maintenance.
- Expenditures for the project this year will be managed within the current Annual Capital Expenditure Budget. Expenditures planned for 2018 will be brought forward as part of the 2018 Annual Capital Budget process.
- B. THAT, subject to approval of Recommendation A above, Council authorizes City staff to enter into a contract with Smith Bros. & Wilson (B.C.) Ltd., for the rehabilitation of the Kitsilano Outdoor Pool, for a term of approximately five (5) months with an estimated contract value of \$2,585,091.00, plus applicable taxes over the term. Funding to be provided from the multi-year capital project budget for Kitsilano Outdoor Pool Rehabilitation Project.
- C. THAT the Director of Legal Services, Chief Purchasing Official and General Manager of Real Estate and Facilities Management be authorized to execute on behalf of the City the contract contemplated by Recommendation B above.
- D. THAT no legal rights or obligations will be created by Council's adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these Recommendations.

REPORT SUMMARY

The City issued an Invitation to Tender (“ITT”) (PS#20171183) on July 6, 2017, for the rehabilitation of the Kitsilano outdoor pool by removing and replacing the pool coatings and replacement of the expansion joint caulking, among other work. The ITT was advertised on the City of Vancouver website and BC Bid and the work was called in accordance with the terms and condition of the City’s Procurement Policy AF-015-01. City staff on the ITT evaluation committee and, subsequently, the Bid Committee, have considered the responses received and, on that basis, recommend that the City enter into a contract with Smith Bros. & Wilson (B.C.) Ltd.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The City’s Procurement Policy AF-015-01 requires that contracts with values over \$2 million must be approved by Council following review and recommendations by the Bid Committee. The Bid Committee has considered, and recommended Smith Bros. & Wilson (B.C.) Ltd., as the successful proponent.

REPORT

Background/Context

The Kitsilano Outdoor Pool was constructed in the late 1970's, replacing a tidal pool built in 1931. The pool tank coating and caulking has reached end of serviceable life, now requiring complete removal and replacement of the coating and replacement of the expansion joint caulking. The failures at the expansion joints and the coating are causing an extensive quantity of make-up water for replenishment beyond that normally required due to evaporation.

The work generally includes, but is not limited to:

- Installation of scaffold and weather protection including ambient heating;
- Removal of existing pool tank coating on bottom of tank and all vertical walls of tank;
- Removal of existing caulking in all expansion and construction joints in pool tank and gutter walls;
- Replacement/Repairs to east and west cantilever decks over gutters;
- Repairs to caulking joints and re-caulking as per specifications;
- Application of new coating as per specifications including air ventilation for interior of scaffold enclosure;
- Reinstatement of pool tank markings, lane markers;
- Other work as on drawings and in specifications.

As the pool tank will be empty, a new electrical system will be installed along the north deck of the pool to allow use of electric pumps for dewatering purposes. Dewatering is required to control the hydrostatic up-lift encountered during high tides.

Strategic Analysis

The ITT was issued in accordance with City’s Procurement Policy AF-015-01. The City received responses from 3 bidders as follows:

Smith Bros. & Wilson	\$ 2,585,091.00
Industra Construction Corp.	\$ 2,995,000.00
Polycrete Restorations	\$ 3,448,460.00

The bids were reviewed by staff from Supply Chain Management, from Real Estate and Facilities Management, Capital Maintenance group and representatives from the consultant, Read Jones Christoffersen Ltd.

The successful contractor submitted the lowest-priced compliant bid.

Based on the result of the compliance check and overall bid, the team concluded that the Tender submitted by Smith Bros. & Wilson, best met the City's requirements and provided overall value to the City.

Financial Implications

The Kitsilano Outdoor Pool rehabilitation project is one of the City projects approved for Federal funding from the Canada 150 Program. The City is committed to complete the project by end of March 2018 to qualify for the Federal contribution. This project has a current approved multi-year budget of \$1.5 million which includes a \$500,000 Federal funding commitment.

The original project budget was based on an estimate that did not include specific costs for weather protection, which will be required. In addition, the project scope was enhanced with a superior pool coating that has a significantly longer life span. Due to the stringent weather protection requirements, additional scope of the work and higher construction costs and market conditions, the project budget has now increased to \$3.3 million.

Funding sources for the additional \$1.8 million will be provided from the following programs for Recreational Facilities:

- Reallocation of \$0.8 million from the current multi-year budget for 2015/16 Capital Maintenance program;
- Reallocation of \$0.5 million from current multi-year budget for 2017 Capital Maintenance program; and
- Allocation of \$0.5 million from the 2015-18 Capital Plan (Capital Maintenance - Recreation Facilities).

Expenditures for the project this year will be managed within the current Annual Capital Expenditure Budget. Expenditures planned for 2018 will be brought forward as part of the 2018 Annual Capital Budget process.

Legal

The City's Procurement Policy requires that all contracts that have been awarded by Bid Committee plus Council will be signed by the Director of Legal Services.

CONCLUSION

In summary, City staff recommend approval of the additional multi-year funding allocation, and that the City of Vancouver enter into a contract with Smith Bros. & Wilson to rehabilitate the aging Kitsilano outdoor pool.

* * * * *