



Town of Arnprior Staff Report

Subject: Request for Award – PW-2023-09 (Nick Smith Centre Rink Replacement Design Services)

Report Number: 23-08-02-01

Report Author and Position Title: Patrick Foley, Engineering Officer

Department: Operations

Meeting Date: August 2nd, 2023

Recommendations:

That Council award Tender No. PW-2023-09 Nick Smith Centre Rink Replacement Design Services to Architecture 49 Inc. for a total of \$144,763.00 (plus HST); and

That Council enact a bylaw authorizing the CAO to execute the agreements, and related documents with Architecture 49 Inc. to complete the scope of work specified.

Background:

Over the past 5 years, significant brine leaks and repairs have occurred at the Nick Smith Centre due to arena components failing. The slabs and associated piping are original to the building constructed in 1977. The expected useful life of a rink slab is approximately 25 years and the current slab is 46 years old. As part of the 2023 capital budget, the Nick Smith Centre Arena Floors design was approved by Council.

The scope of work as defined for this phase was published as a Request for Proposal (RFP) to include the following components:

1. Options Analysis and Concept Design with Class D Estimates
2. Tender Ready Contract Documents with Class B Estimate
3. Tendering
4. Construction Administration

The first phase is an options analysis to provide all reasonable options available for the final design including refrigeration methods, layout options and possible economizations. A Class D estimate will be provided for the options presented and Staff will return to Council approximately 8-10 weeks after award to provide options with projected cost. Approximately 16-20 weeks after Council provides direction on which concept is to be selected, the final design will be produced as tender-ready Contract documents accompanied by a Class B Estimate.

The same team of design Consultants shall be carried for the tendering and construction phases of the project in 2024 and 2025.

Discussion:

The Request for Proposal (RFP) package was published to Merx.com on May 26, 2023 where it remained open to the public until July 4, 2023. Tender information was also posted on the Town's website.

At the July 4th, 2:00 PM deadline, submissions were received from the following design firms:

- Architecture 49 Inc.
- Barry Bryan Associates
- CSV Architects
- Lemay Michaud Architecture Design

The proposals have been reviewed by staff to ensure that they match the Town's requirements, as originally declared in the RFP package. The Town of Arnprior evaluation team, made up of Recreation and Operations staff, evaluated each proposal based on merits within the following categories:

- 20% Price
- 25% Company Profile/Experience and References
- 10% Project Schedule
- 20% RFP Submission (format, completeness etc.)
- 25% Understanding of Project

Architecture 49 Inc. was evaluated to be the overall best value proposal and the scores for each proposal are listed below:

Consultant	Score out of 100
Architecture 49 Inc.	91
Barry Bryan Associates	87
CSV Architects	45
Lemay Michaud Architecture Design	57

Options:

Council may choose not to award this contract; however, the proposals received were obtained through competitive process and are representative of current market costs.

Policy Considerations:

This project followed the requirements set out in Section 6.4 (Requests for Proposal) of the Town of Arnprior's Procurement Policy.

Financial Considerations:

The budget for the scope of work is \$160,000.00. The proposed cost for the project totals \$147,310.83 (incl. net HST). This leaves an overall net budget surplus of \$12,689.17 or 8%.

Meeting Dates:

N/A

Consultation:

N/A

Documents:

N/A

Signatures

Reviewed by Department Head: John Steckly

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

A/CAO Concurrence: Jennifer Morawiec

Workflow Certified by Town Clerk: Shelley Mackenzie