

**REPORT NO. 8 of the
FAMILY AQUATICS AND LIBRARY COMPLEX
STEERING COMMITTEE**

of its meeting held
September 28, 2011

Present: **Councillor Dilkens, Chair**
Councillor Sleiman
Councillor Jones
Councillor Payne

Regrets: **Councillor FulvioValentinis (via conference call)**

Your Committee submits the following recommendation:

Moved by Councillor Sleiman, seconded by Councillor Payne,
That the Owner's Statement ,of Requirements (OSR) for inclusion in the Design Building
RFP of the Family Aquatics and Library Complex **BE APPROVED** and further, that the term
"Super Bowf" in the Aquatic Facility Features **BE REPLACED** with "Space Bowf" and the
"endless pool/treadmill" **BE ADDED** to the Options for the Design/Builder to consider,
Carried.

Clerk's Note: The report of the City Engineer dated Septemb 11 entitled "Proposed
Owner's Statement of Requirements" is attached for information.

CHAIRPERSON
COMMITTEE COORDINATOR

NOTIFICATION		
Members of the Family Aquatics & Library Complex Steering Committee (including resource personnel)		

Item No.

THE CORPORATION OF THE CITY OF WINDSOR
Family Aquatic and Library Complex Executive Committee

.(("UFWIA:))Sq.

MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT#:	Report Date: September 27, 2011
Author's Name: Mario Sonego	Date to Steering Committee: September 28, 2011
Author's Phone: (519) 255 6247 ext 6356	Classification #:
Author's E-mail: msonego@city.windsor.on.ca	

TO: Family Aquatic and Library Complex Steering Committee

SUBJECT: PROPOSED OWNER'S STATEMENT OF REQUIREMENTS

1. RECOMMENDATION: City Wide: Ward(s): ___

· THAT the Steering Committee **ENDORSE** Administration's recommendation to approve the Owner's Statement of Requirements (OSR) attached as confidential herein, Schedule A, for inclusion in the Design/Building RFP of the Family Aquatic and Library Facility.

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

On August 29\ 2011 City Council approved resolution M186-211 (attached) including item IV:

"That Administration BE DIRECTED to work with the Steering Committee and any necessary resources, including Miller Thomson LLP as required,, to properly and fully complete an Owner's Statement of Requirements ("OSR") to support the Design/ Build RFP".

The City held a two-day design charette on September 13, and 14 as well as a public meeting on September 20, 2011. Administration reviewed the comments received from these sessions and considered them when developing the OSR.

5.3

The Design/Build RFP for the Family Aquatic and Library Facility is currently being developed by Miller Thompson. The RFP must include a detailed description of the owner's requirements. With the assistance from both the pool consultant (Ramaker & Associates) and the electrical/mechanical consultant (Smith and Anderson Inc), Administration has prepared a detailed outline of the Owner's Statement of Requirements.

3. **DISCUSSION:**

Confidential Schedule A is the recommended 'Owner's Statement of Requirements' and is provided for information and endorsement. Administration with the assistance from the consultants has conducted an exercise through spatial block diagrams to confirm that all program elements identified will fit the proposed site.

A high level summary of details for the minimum requirements contained within the Owner's Statement of Requirements is provided below. For more details, please review the particular specification contained within the Owner's Statement of Requirements attached as Confidential Schedule A.

Family Aquatic Facility

- Aquatic Facility Features
 - o Climbing Wall
 - o An AquaPlay model 1050 Tall with a tipping bucket*
 - o Double Flow Rider, surfing attraction*
 - o MasterBlaster, two person inner tube ride*
 - o Super Bowl, two person inner tube ride*
 - o Viper , three person inner tube ride
 - o WavePool
 - o Lazy River minimum 500 feet long, 8 feet wide, 4 feet deep
 - o Spa
 - o Activity Pool with basketball and floatable features
 - o Tots Pool
 - o Tots Gang Slide
 - o Tots Open Flume Waterslide
 - o Tots Jolly Jumper
 - o 4 Tots Geyser Jets Bubbling from the Deck Floor
 - o 4 Tots Solid Stream Jets Bubbling from the Deck Floor
 - o Tots Tipping Cones
 - o 8 Orange Squirts
 - o Two Tots Mini-Cannons
 - o A four lane Whizzard body slide with a runout lane
 - o Fish slide
 - o Approximately 9700 square feet of padded floor to be used in all areas less than 1200mm deep including around water play structure, and in all locations with

moving water including wave pool floor and beach, river ride, and slide landing areas.*

*These products are proprietary.

Natatorium (Competition / Community Swim Area)

- 50m pool, 25m pool, therapy pool, associated filtration systems and related components such as movable bulkheads, movable floors, starting blocks, timing devices, etc.
- Dive towers (1, 3, 5, 7.5 and 10m) and springboards (1, 3m).
- Mezzanine Seating for 1200, Deck level seating for 600-to accommodate spectators, judges, etc. for competitions. All seating is retractable.
- Media Room - to provide amenities for up to 20 members of the media.
- Underwater viewing window/speaker system and lights - permits enhanced viewing and performance opportunities.
- First-Aid / Anti-doping room - for on-site treatment and competitive testing facilities.
- Speaker systems under starting blocks hooked into starting system - for fairness to all competitors.

Library (If included on site)

- Two floors (33,000 square feet).
- Main floor connection with Art Gallery

General Requirements

- Food court (accessible separately by wet bathers and other patrons)- prevents need for comingling of aquatic facility visitors with other visitors to the facility.
- Adaptable size program and meeting rooms and fitness area accessible to the Aquatic Centre - flexible configuration to accommodate programs and events on-site.
- Full basement under entire facility except family aquatic facility and library - required to accommodate equipment, loading dock, viewing window space, etc.)
- Maximizing exterior views permissible by facility location - to capitalize on facility's prime locale.
- Accessibility will be done through mandating FADS requirements - these exceed the building code.
- Decorative block finish in high-traffic areas - minimizes nuisance maintenance requirements (i.e. frequent repainting) while at the same time can be a design element and architecturally pleasing.
- On-site parking - need to have sizeable parking available on-site
- One main entrance location - which considers such factors as facility security, internal pedestrian flow, facility amenities, parking, etc.)
- Male/Female/Family washrooms/change rooms - accessible and able to accommodate all visitors to the facility.
- District Energy - space for either inclusion or exclusion (facility's own similar equipment) for the project
- Administrative and storage space throughout the building.

Option for Design/Builder to consider

- 200 metre walking track- desirable for further fitness opportunities on the site.

4. FINANCIAL MATTERS:

As previously advised; in order to accurately determine an overall capital or operating budget, certain key decisions and design features have to be determined. To assist Administration in moving the process forward an initial \$400,000 has been approved as a pre-commitment to the capital budget for expenditures including but not limited to items such as consulting, site preparation and environmental assessments, road/alley closures, survey legal work, and expert assistance with the various RFP and contract language. An additional \$150,000 was recently approved for the mechanical and electrical compliance services of Smith and Anderson and a further \$150,000 is being requested in order to facilitate the deposit payment required to confirm the order of Myrtha Pool and Filtration Equipment to guarantee delivery and installation of a 50m pool, 25m pool and therapy pool and required components and filtration system by December 2012. This would bring the total pre-commitment approval to \$700,000. Expenditures to date are \$82,303 leaving \$467,697 (after the \$150,000 deposit payment) within the project to continue with the work that is in process.

It should be noted that features included in the Design OSR are minimum requirements. While Administration has considered the estimated costs of certain amenities when establishing these requirements, it is expected that the design/builder will undertake a full costing analysis in the determination of their final project price.

- Prior to the opening of the price envelopes, an upset limit will be required in order to either determine a successful proponent or establish parameters by which the evaluation team will then begin negotiations with the deemed successful proponent. Administration anticipates having more complete information with regards to projected expenditures and related funding prior to the closure of the design/build RFP and will be bringing this information back to the committee at the appropriate time.

5. CONSULTATIONS:

Don Sadler - Parks Department

Jan Wilson - Recreational Department

John Miceli - Manager of Facility Operations

France Isabelle-Tunks - Senior Manager of Development & Geomatics

Jean Foster - Windsor Public Library

Janice Gurthrie - Deputy Treasurer - Taxation and Financial Projects

6. CONCLUSION:

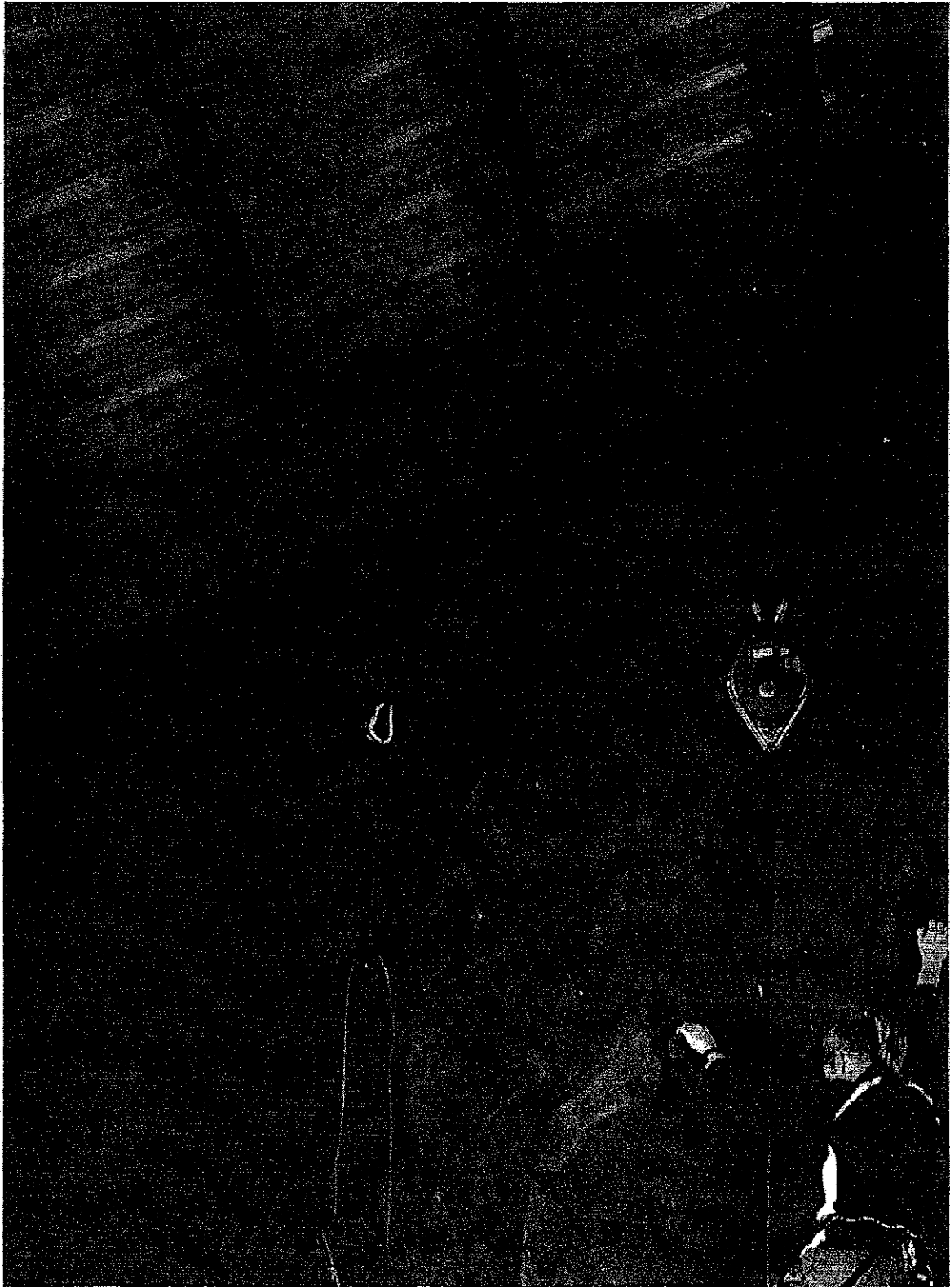
The highlights noted above are included in of the Owner's Statement of Requirements. It is felt that these requirements, in addition to those contained within the Confidential Schedule A, will deliver a world-class facility to the citizens of Windsor.

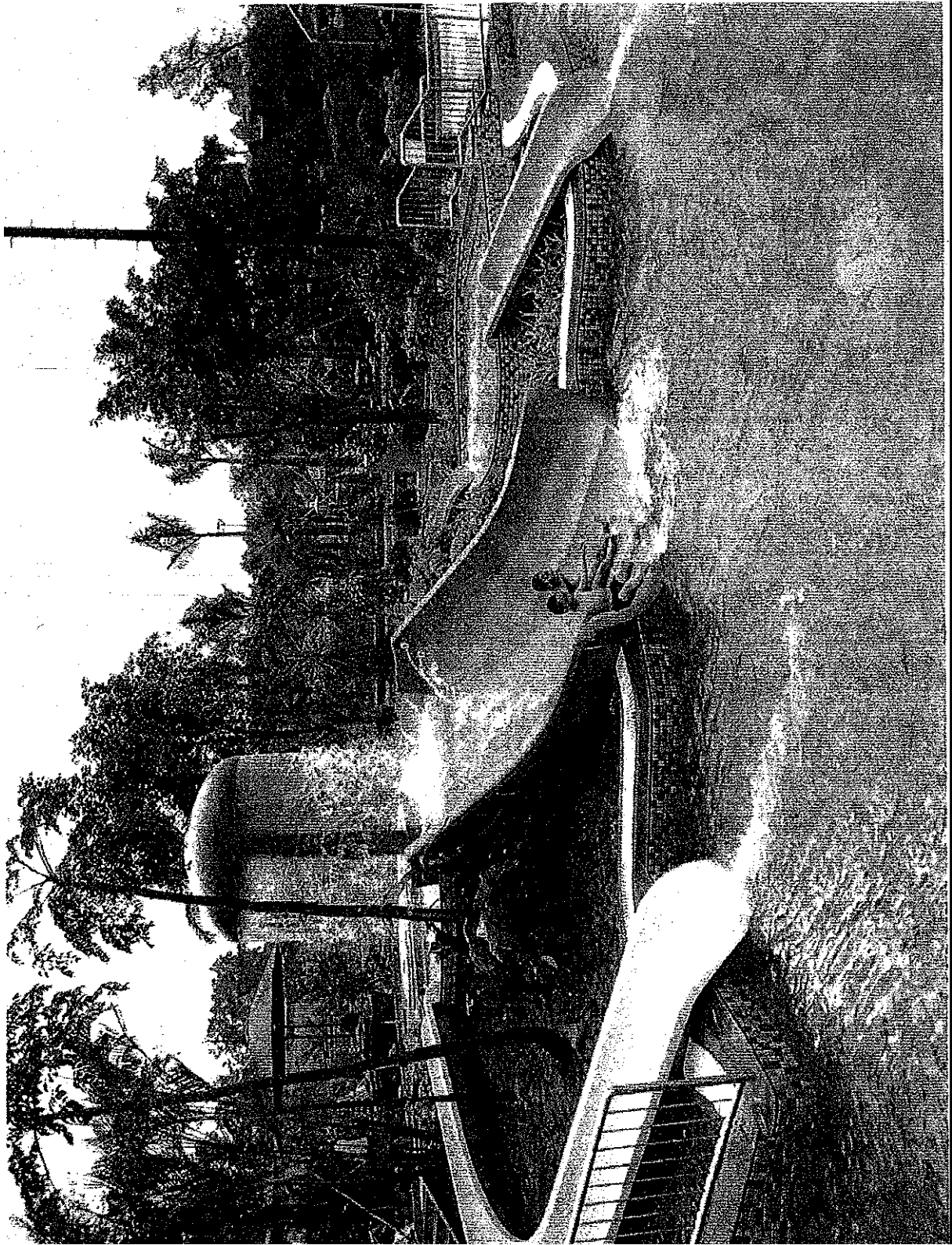
**negotiator
Senior and Corporate
16- Environmental Protection
& Transportation**

**Onirio Olucci
Financial Officer/City Treasurer
Corporate Leader Finance &
Technology**

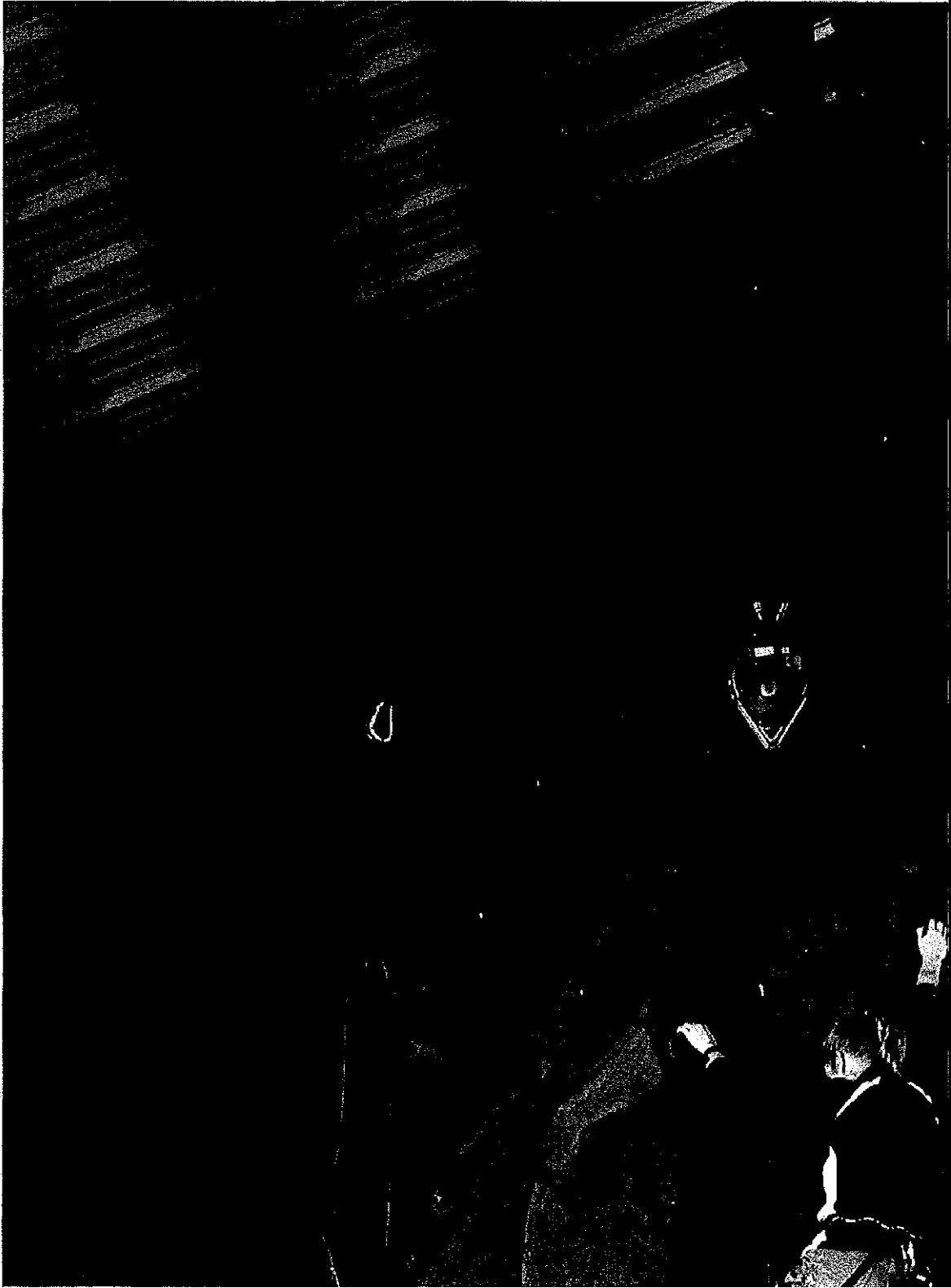
**Don Sadler
Executive Director - Parks &
Facility Operations**

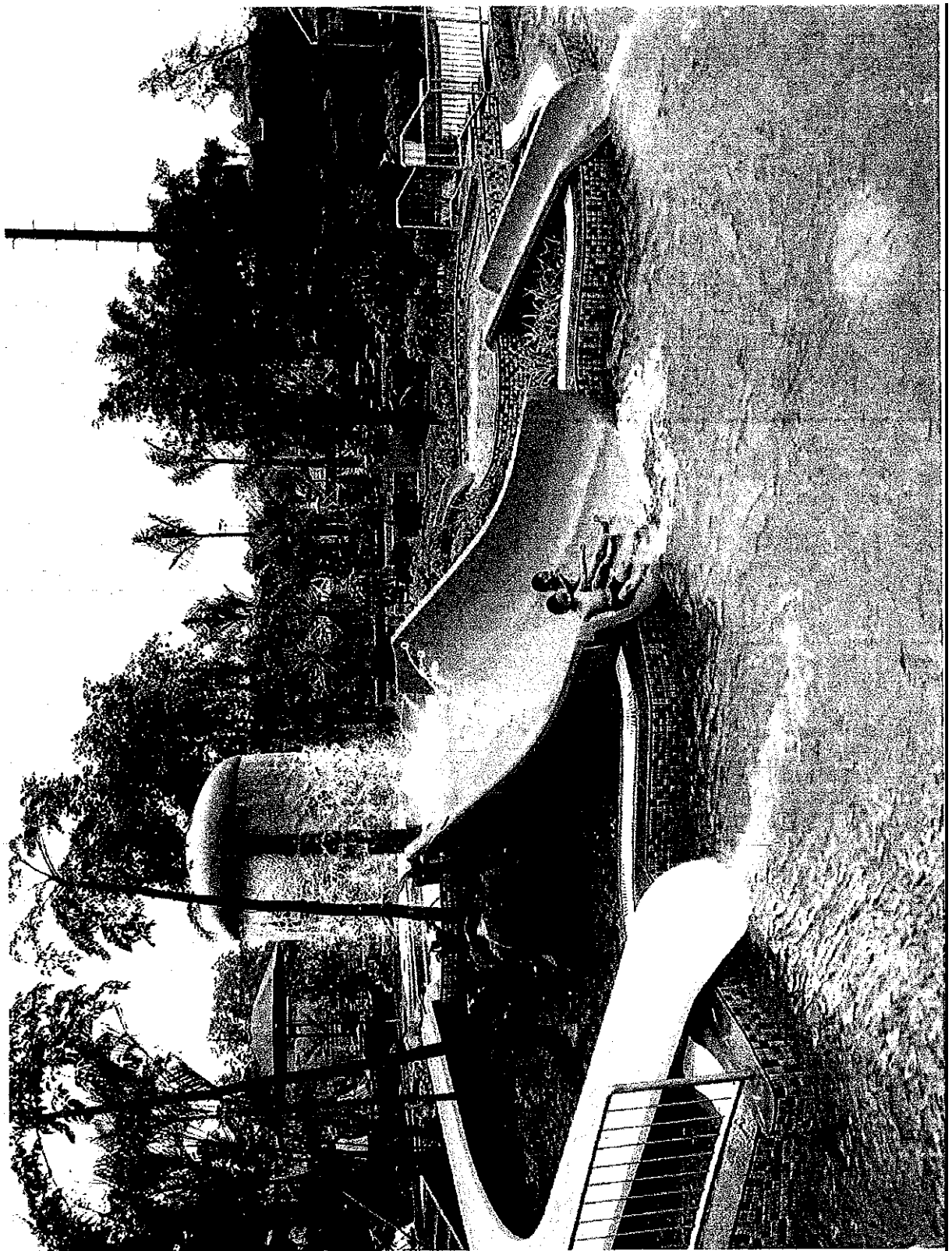
Appendix A

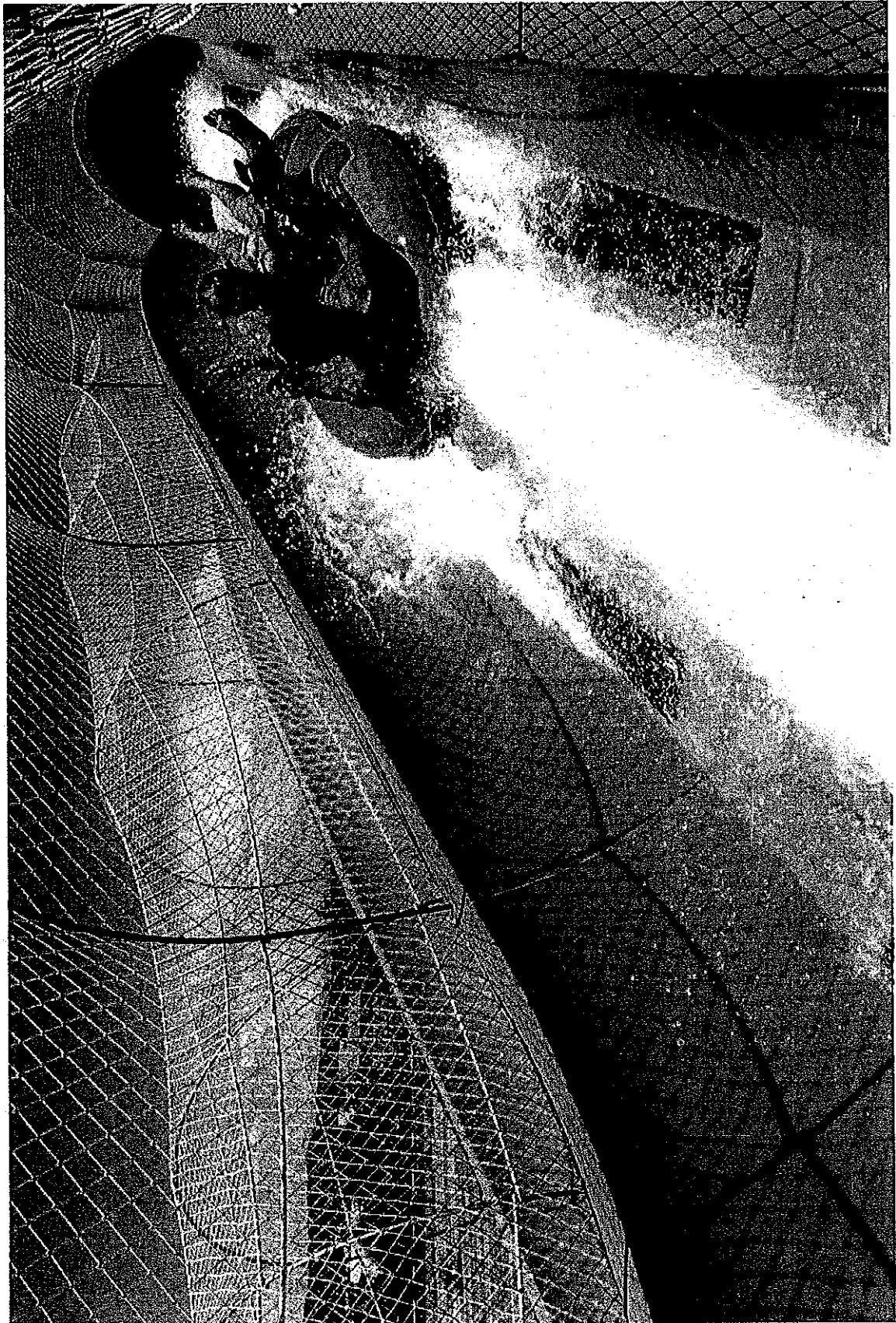


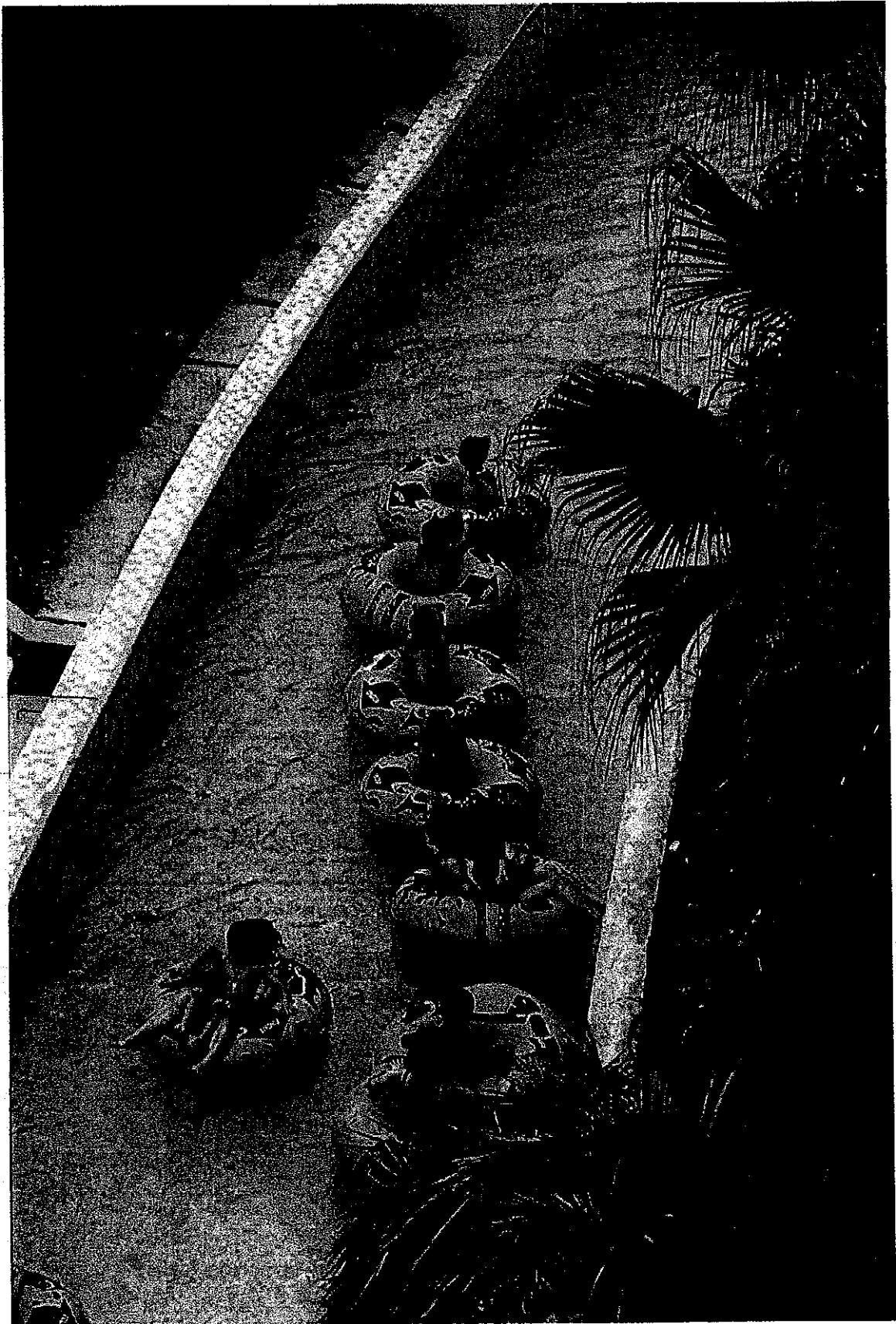


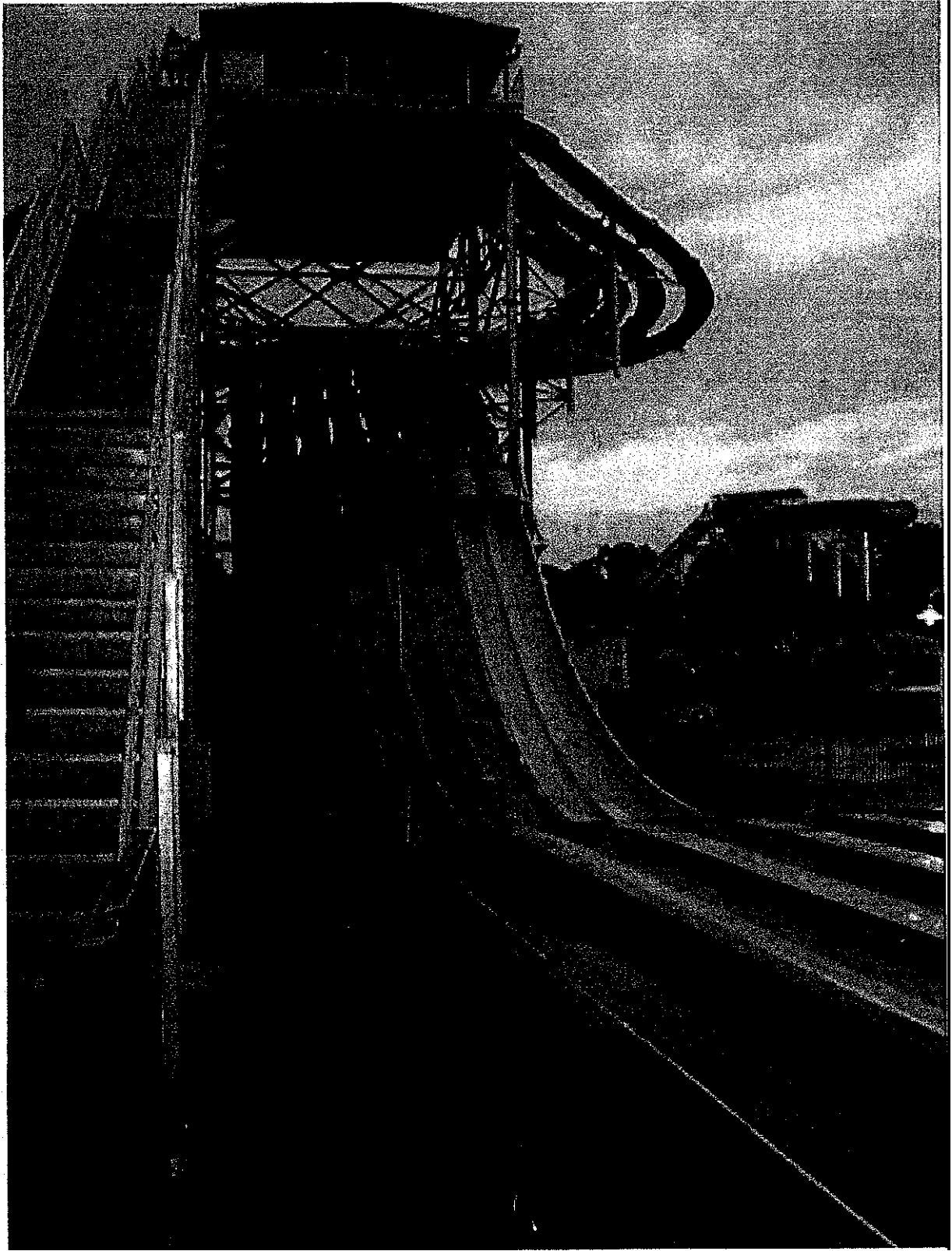
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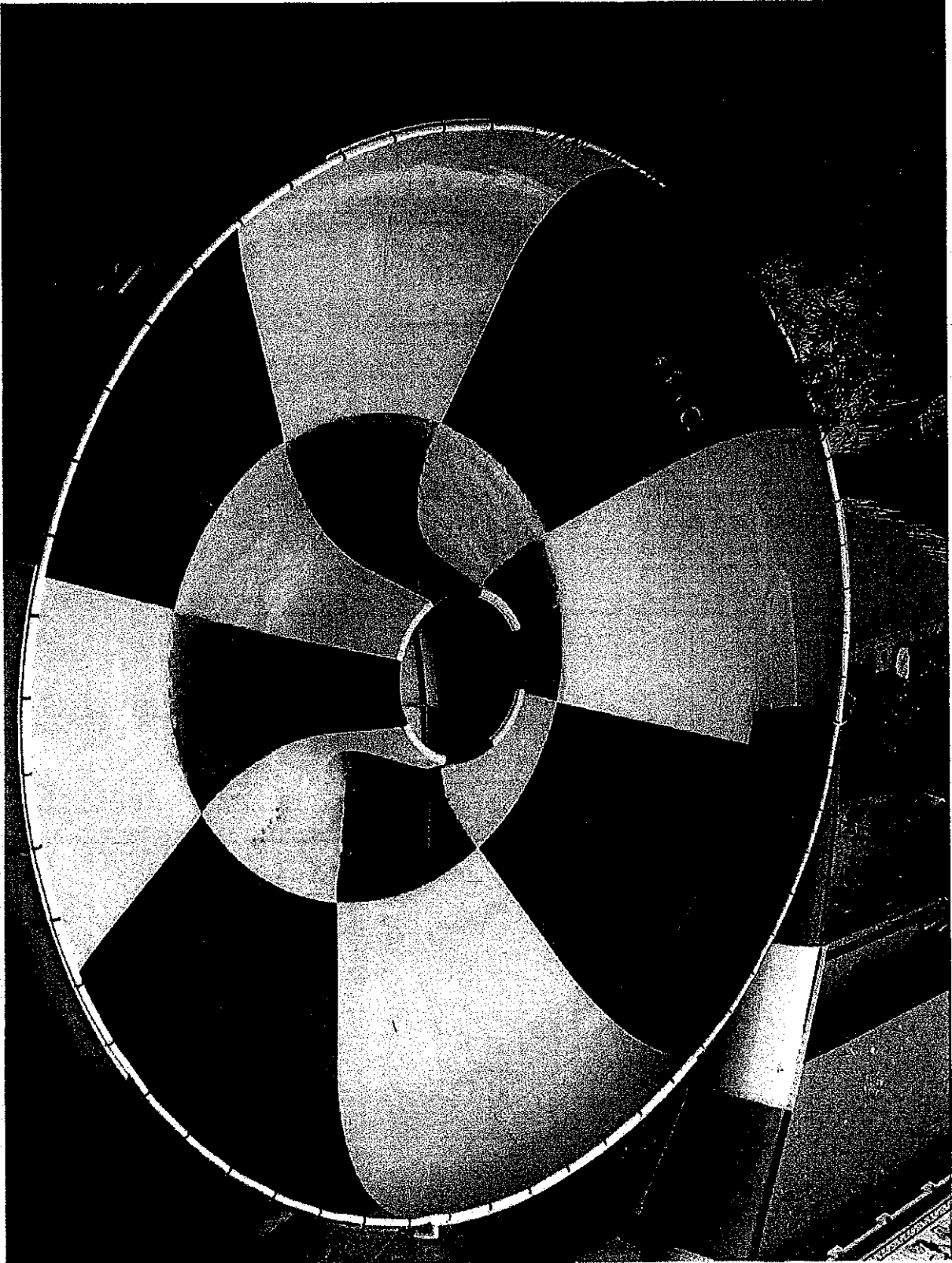














Appendix B

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Appendix D

THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VARIE CRITCHLEY

IN REPLY, PLEASE REFER

TO OUR FILE NO. - - - - -

The following resolution was adopted by Council at its meeting held August 29, 2011 (M136-2011):

- I. That the confidential report from the Manager, of Planning and Risk Management, Chief Financial Officer/City Treasurer and Corporate Leader Finance and Technology, City Engineer and Corporate Leader Environmental Protection and Transportation and City Solicitor and Corporate Leader - and the City Clerk and Public Safety respecting a legal matter - update - solicitor-client privilege BE RECHIVED FOR INFORMATION, and further that the following recommendations BE ADOPTED:
 - f. That the current consulting RFP Bil TERMINATION and the unopened cost proposals BE REFERRED to the respective proponents;
 - II. That Administration BE DIRECTED to engage, Miller Thomson LLP to prepare a prequalification document in support of a design/build RFP for the Family Aquatic and Leisure Complex (the "Design/Build RFP"), with the advice and assistance of Administration as required;
 - --- III. That Administration BE DIRECTED to engage Miller Thomson LLP to work with Administration to prepare the Design/Build RFP;
 - IV, - That Administration BE DIRECTED to work with the Steering Committee and any necessary resources, including Miller Thomson LLP as required, to properly and fully complete an Owner's Statement of Requirements ("OSR") to support the Design/Build RFP;
 - V. That Administration BE AUTHORIZED to engage any consultant, or other professionals required to properly and fully complete an Owner's Statement of Requirements to support the Design/Build RFP, and further that the City Clerk and Chief Administrative Officer BE AUTHORIZED to execute any necessary result agreements, satisfactory in financial content to the City Treasurer and Chief Financial Officer, in legal content to the City Solicitor and in technical content to the Project Manager;

Continued...

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- VI. That the City Clerk and Chief Administrative Officer BE AUTHORIZED to execute any agreements with Miller Thomson LLP necessary to effect Council's resolutions, provided such agreements are satisfactory in form and content to the City Solicitor,
- VII. That Administration BE AUTHORIZED to engage the necessary public utilities to commence the relocation of utilities and services from the project area as required, and to issue purchase orders for payment thereof;
- VIII. That Administration BE DIRECTED to issue a Request for Proposals to get a compliance consultant or compliance consultant team for the Family Aquatic and Library Complex.

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