

Following the RFEI/SOQ process, City staff reviewed all the submissions and shortlisted four proponents. The four proponents shortlisted included Lark Group, Ellis Don, Stuart Olsen, and Vic Van Isle.

A Request for Proposals for the Design-Build of a Community Ice Arena, South Westminster (RFP 1220-030-2016-009) was issued to the four shortlisted teams, and closed August 25, 2016, to which all four shortlisted proponents responded.

An evaluation of the proposals included quality of architecture, proposed mechanical systems, design of the spaces, and total costs for the project. Following the project reviews, it was concluded that the proposal from Lark Projects Ltd. provided the best overall value to the City. The quality of their architecture and design concept, building functionality, predicted operating costs for the City, and flexibility of use was good to excellent; and, their total price was the lowest. Renderings of the proposed project are included in Appendix "I".

As part of this project, during the early stages of selection of proponents for the community arena a subsequent RFEI/SOQ process took place to determine if there was an opportunity for partnership on a spectator sports facility. Through that process it was determined that such a facility could be considered in the future, but at this time it would require substantial City subsidies in order to operate successfully. As the Community Ice Arena Project now consists of three community ice surfaces, it will make the future inclusion of a spectator arena on this site very challenging, as it would have to be built above the community arenas' parking. Alternatively, other land parcels adjacent or in proximity of the community arenas would also be an excellent location, as it would create a larger indoor ice complex. Although the spectator arena did not proceed at the same time as the community arenas, it is still considered important to ensure it could be implemented at a future date, if and when the economics of the projects become favourable for the City and the community.

Project Schedule

Design and permitting of the project will commence November 2016 and is expected to be completed Spring 2017. It is expected that construction will start in Spring 2017 and be completed by Summer 2019, in time for commissioning and opening of the facility for the 2019-2020 ice season.

FUNDING

Funding for this contract is available within the approved Capital budget.

SUSTAINABILITY CONSIDERATIONS

The City recognizes the value of creating a new community use facility in North Surrey that will support both sport and community use during both ice and dry floor seasons. The Project will create a gateway facility for the City close to the Scott Road Skytrain station. With the high level of urban design and sustainability considerations, the City is modelling a higher level of development in the South Westminster area.

Built Environments and Neighbourhoods

DO 11 – Surrey is at the forefront of sustainable and restorative building design and technology.

DO 13 – Buildings are healthy and energy and resource efficient.

DO 15 – All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible.

Infrastructure

DO 1 – City facilities and infrastructure systems are well managed, adaptable and long lasting, and are effectively integrated into regional systems.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the award of a contract in the amount of \$46,930,445.00 including GST to Lark Projects Ltd. for the design and construction of a Community Ice Arena in the South Westminster area of Surrey, as generally described in this report, and authorize an expenditure authority for this contract of \$50,000,000.00 including GST.

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Attachments:
Appendix “I” - Proposed Project Renderings

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