

The Special Meeting of Council was held on Thursday, May 19th, 2016 at 7:00 pm in the Council Chambers.

Present: Mayor Mapes, Deputy Mayor Jungkind, Councillors, Candow, Anderson, Dohey, Jameson, Maher & Coakwell

Staff: Scotty Edgerton – Senior Administrative Officer, Ruth Boden – Director of Finance & Ian Frankton – Director of Recreation & Community Services,

Public: Mark Horton, Pennie Pokiak & Tom Johnson

1. CALL TO ORDER:

This Meeting was called to order at 7:00pm with Mayor Mapes presiding.

2. ADOPTION OF AGENDA

#16-196

**MOVED BY: CLLR JAMESON
SECONDED BY: CLLR CANDOW**

CARRIED

3. DECLARATION OF INTEREST

Mayor Mapes declared an interest as his business is a sub-contractor.

4. EXCUSED ABSENCE

RECOMMENDATION:

#16-197

**MOVED BY: CLLR CANDOW
SECONDED BY: CLLR DOHEY**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER excuses Councillor McKay from the Special Meeting of Council, Thursday, May 19th, 2016

CARRIED

BACKGROUND:

Councillor McKay have requested to be excused from the Special Meeting of Council, Thursday, May 19, 2016.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:



Stacey Barnes
Executive Assistant

Date: May 19th, 2016

5. IN CAMERA

#16-198

**MOVED BY: DM JUNGKIND
SECONDED BY: CLLR DOHEY**

That the Council of the Town of Hay River move to In Camera at 7:01pm.

CARRIED

#16-199

**MOVED BY: DM JUNGKIND
SECONDED BY: CLLR ANDERSON**

**That the Council of the Town of Hay River move out of In Camera
at 8:25pm.**

CARRIED

6. DSRC MOTION

RECOMMENDATION:

#16-200

**MOVED BY: DM JUNGKIND
SECONDED BY: CLLR ANDERSON**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER enter into Negotiations with Clark
Builders for the modernization and Expansion of the Don Stewart Recreation Centre.**

FUTHERMORE;

THAT THE COUNCIL OF THE TOWN OF HAY RIVER create a Negotiation Committee consisting of the Mayor or Representative as Ex- Officio, two (2) from Town Administration(Financial, Technical Administration), and One (1) Technical Representative, One (1) legal representative at the end of process to discuss terms.

BACKGROUND:

- In 2007, FSC Architects and Engineers (now Stantec Inc.) completed a Technical Status Evaluation on the recreation centre. The report spoke to the condition of the facility including deficiencies with the mechanical and electrical systems, substructure building ties, various building code compliance issues, accessibility problems, and the lack of energy efficiency.
- In 2010, Professional Environmental Recreation Consultants Ltd (PERC) was engaged to perform a Community Recreation Facility Feasibility Study. This study developed and evaluated options for proceeding with recreation centre rehabilitation versus new construction. This work involved both community consultation and feedback. The final report in 2011 showed various options; however, the community preference was to keep the facility on the existing site through a comprehensive renovation to the current facility.
- In 2011, Bruce Carscadden Architect was solicited to further analyze, develop, and cost out the “preferred” renovation option. The result was a three-phase approach that targeted critical building deficiencies in Phase I.
- An RFP was issued, proposals received and evaluated, and the town entered into a contract with Stantec to produce drawings and specifications for the renovation of, and addition to, the recreation centre.
- Part way through design it was determined that the project scope of work would exceed the Towns available funding and a decision was made to change the project from a design-bid-build format to a design-build format with the intent of reducing the project cost.
- In September 2015 drawings, specifications, and a class B budget for the renovation were completed to the stage of design development, and the package was presented to the Town in tandem with a design-build proposal from the Hay River Builders Coalition/ Stantec.
- Due to the town’s funding agreement which involved Federal Infrastructure funds, a sole sourced contract could not be entertained and the town opted to put out the project for proposals via an RFP for a Stipulated Sum.
 - In January 2016 a Bridging Consultant, TJ Technical Services, was retained to compile RFP documents for the renovations and addition to the building which included the drawings and other information provided by Stantec.

- The RFP was issued On March 23rd 2016. Subsequently a site meeting for Proponents was held on April 06 to provide them the opportunity to field questions and concerns, and to familiarize themselves with the existing facility.
- A series of addendums were issued during the proposal period to respond to various questions and information that was received and the RFP closed on May 06, 2016.
- Three companies responded to the RFP. Proposals were received from:
 - Arcan Construction
 - Clark Builders
 - Monteith Building Group
- Both Clark Builders and Arcan Construction provided different options for the work while Monteith Building Group provided one option only, that for the work described in the RFP. These options are outlined on a spreadsheet that was provided to the evaluation committee on Monday, May 16, 2016. A brief description follows. All numbers approximate.

Clark Builders

1.	Renovation per RFP	18,960,100.00
	Add curling rink floor	456,186.00
	Sub-Total	19,416,286.00
	GST	970,814.30
	Total	20,387,100.30
2.	New building @ existing location	
	with an NHL size rink	21,040,545.00
	GST	1,052,027.25
	Total	22,092,572.25
3.	New building @ existing location	
	with a smaller rink	20,783,165.00
	GST	1,039,158.25
	Total	21,822,323.25
4.	Temporary structures various	
	Options (approximate)	1,169,734.00 - 1,905,801.00 + GST

Monteith Building Group

1.	Renovation per RFP	18,998,000.00
	Add curling rink floor	457,550.00
	Add Exterior Signage	29,854.00
	Add replacement of soils	348,240.00
	Sub-Total	19,833,644.00

	<u>GST</u>	<u>991,682.20</u>
Total	20,825,326.20	

Arcan Construction

1.	Renovation per RFP	27,300,000.00
	Add curling rink floor	<u>450,000.00</u>
	Sub-total	27,750,000.00
	<u>GST</u>	<u>1,387,500.00</u>
	Total	29,137,500.00

2.	Renovation – unspecified	
	Scope of work	19,200,000.00
	<u>GST</u>	<u>960,000.00</u>
	Total	20,160,000.00

3.	New building options – site to be identified	16,500,00.00 – 26,000,000.00 + GST
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- An Evaluation Committee was brought together and an extensive evaluation of the proposals received was held on May 15th. and 16th at the Town of Hay River Council Chambers. The committee members were as follows:
 - Chair Ian Frankton, Director, Recreation and Community Services
 - Technical Chair Tom Johnson, Bridging Consultant/ Technical Adviser
 - Evaluators:
 1. Mark Horton, CET, Member of Building Committee
 2. Pennie Pokiak, President, Hay River Minor Hockey
 3. Jean Soucy, Manager of Community Infrastructure & Planning, South Slave Region, MACA
 4. Olivia Lee, Manager of Asset Management, MACA
 5. Jamie Goddard, MACA
 6. Iqbal Arshad, MACA

The individuals from MACA attended the evaluation via conference call and the remaining members attended in person.

- The result of the evaluation is that Clark Builders has provided the proposal with the best value for the town. As Clark Builders has provided more than one option with their proposal, the recommendation from MACA is that the town may enter into negotiations for any of the options presented in Clark Builders proposal or any other options the town may prefer to pursue with them.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

- Proposal Cost Chart


ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

- Rating Schedule

Prepared by:



Ian Frankton
Director of Recreation & Community Services
Date: May 18, 2016

Let it be noted that Councillor Dohey was opposed & Councillors Candow and Coakwell abstained from voting.

7. ADJOURNMENT

MOVED BY: CLLR CANDOW

CARRIED

That the Special meeting of Council be adjourned at 8:27pm.

Certified Correct as Recorded on the 19th day of May, 2016.

These minutes were accepted by motion # 16-260.



Mayor



Senior Administrative Officer