



# PROCUREMENT AWARD

**To:** Mayor Strathdee and Members of Council

**Prepared by:** Grant Brouwer, Director of Building and Development

**Date of Meeting:** 27 February 2018

**Subject:** **DEV 05–2018 Cadzow Splash Pad Procurement Award**

## PROJECT DETAILS

In 2014, the transformation of Cadzow Park began with the removal of the old Youth Centre / Friendship Centre Building. In 2015 extensive planning went into developing a plan for the future use of the park space. A consultant was retained and proposed four different concepts. After a public review process, Council voted on the four designs and decided to incorporate “Concept D”. Concept D’s features include a splash pad, new multi-generational playground (ages 2-12), pavilion, band shell, a larger parking lot, a patio area, and a trail system connecting all of the features. In 2016, Cadzow Pool was removed to allow the Town to proceed with building the new park concept. Step one of the re-development was to build the new playground. This was completed in the summer of 2017. Step two of the re-development was to build the Splash Pad. Town Council has pre-approved \$267,000.00 for the project within the 2018 capital budget.

## RECOMMENDATION

THAT DEV 05-2018 Cadzow Splash Pad Procurement Award be received; and,

THAT the procurement for Cadzow Splash Pad tender be awarded to Openspace Solutions Inc. Option 2 for the procured price of \$231,899.88, inclusive of all taxes and,

THAT staff be authorized to approve any necessary contingencies during the construction of the splash pad project up to, but not exceeding, the 2018 approved budget amount of \$267,000.00; and,

THAT By-Law 20-2018 authorizing the Mayor and the Clerk to sign the associated agreement be approved.

## PROCUREMENT SUMMARY

The RFP advised proponents that the Town had a maximum budget of \$240,000.00 which allowed a contingency of \$27,000.00 within the approved budget of \$267,000.00. The contingency is set for the restoration of the surrounding area adjacent to the splash pad, servicing the splash with both water and waste water as well as electrical. If the contingency is not required it will be put back into the park.

When the RFP closed it was graded in two different stages:

**Stage One:** Members of Town staff graded each submission. A total of 22 staff members took part in the grading of the concept and design. Both the Director of Building and Development and the Manager of Facilities graded the remaining criteria.

[Stage 1 Scoring Matrix](#)

Proposal	Company	Experience, Reference, Warranty	Budget and Cost	Design Concept	Budget \$240, 000	Total
		<b>40 Points</b>	<b>30 Points</b>	<b>30 points</b>	<b>Cost</b>	<b>100</b>
Option 3	Openspace Solutions #1 (Short List # 3)	40	22.89	27	\$225,648.57	89.89
Option 4	Openspace Solutions #2 (Short List # 2)	40	22.27	27.46	\$231,899.88	89.73
Option 1	ABC Recreation (Short List # 1)	40	30.00	16.17	\$172,171.49	86.17
Option 5	Water Splash Inc.	40	21.99	16.67	\$234,885.60	78.66
Option 2	Diamond Head Sprinklers	40	21.77	16.8	\$237,300.00	78.57

**Stage 2:** Staff took the three (3) submissions with the highest marks and worked with the Communications Department to create a social media survey for the public to vote on the splash pad of their choice. The top 3 submissions were ABC Recreation (Short List #1), Openspace Solutions Option 1 (Shortlist #2), and Openspace Solutions Option 2 (Shortlist #3). Staff visited the local schools to have the children who will use the splash pad see the three designs and choose which one they would like to have built. The students supplied energetic responses and suggestions for the splash pad designs. The results from the social media survey as well as the schools placed Shortlist #3 - **Openspace Solutions Option 2** as the preferred choice of the responding public with 66% of the votes.

Public Input

Short List #	Holy Name	Little Falls	Public Survey	Final tally
1 – ABC Recreation	13	11	46	<b>70</b>
2 – Open Space #1	17	68	117	<b>202</b>
3 – Open Space #2	106	235	193	<b>534</b>
<b>Total respondents</b>	<b>136</b>	<b>314</b>	<b>356</b>	<b>806</b>

Stage 2 Scoring Matrix

The stage 2 scoring matrix is the updated scoring matrix reflecting the public’s input into the preferred design:

Shortlist #	Company	Experience, Reference, Warranty	Budget and Cost	Design Concept	Budget \$240, 000	Total
		40 Points	30 Points	30 points	Cost	100
3	Openspace Solutions Option 2	40	22.27	19.875	\$231,899.88	82.15
1	ABC	40	30.00	2.605	\$172,171.49	72.61
2	Openspace Solutions Option 1	40	22.89	7.518	\$225,648.57	70.41

The end result is that Shortlist #3 – Openspace Design Option 2 is the winning RFP.

### **Public Comments**

Public Themes throughout the survey included such things as:

- they would like a rubber surface
- they preferred the oval shapes over the circular shaped one
- water to fall from tall features rather than ground sprays
- would like shade nearby and areas to sit
- want the splash pad to cater to all ages of children
- would like the water be recycled or reused for watering plants

Staff have consulted with the St. Marys Rotary Club for their comments and input on the proposed designs. The Rotary Club provided the following comments:

1. The round pad was the LEAST preferred. The longer pads provide more access and exit points for users. Number one was preferred by some because its shape allowed the most separation space. This was actually an accessibility issue as children with autism or others with social issues could get farther away from noisy active groups and still enjoy the facility. Children could also remove themselves from someone who was crying or having a meltdown. The longer shape also allows for easier running play than the round pattern.

2. A question was asked about user's control of the water features. Was the water pattern static or were users able have some control over direction and / or volume?

3. A multi part issue was raised. Club members felt the pad should be as close as possible to the washrooms. This would allow children needing a washroom to be closer to it. It would also be easier for parents to supervise their children if one was at the washroom while a sibling remained at the splash pool.

Combined with this there was a question (from a construction contractor) about the overall plan and how the theatre area was going to be integrated with the pavilion and splash pad.

4. Thanks for encouraging this sharing opportunity. This really does feel like a partnership.

Staff sent the Openspace Solution design to the Accessibility Advisory Committee (AAC) and received comments on the project. The Committee suggested to staff the following

1. That signage be implemented at the site to clearly define how to activate the system,
2. That a more significant colour contrast can be implemented between the sand stone/surf stones and the floor surface,
3. That the painted frog and snake not be included in the design due to the increased possibility of the paint's to deteriorate,
4. That confirmation be received from the proponent that the drain grates not be made of a metal product that does not heat up due to the sun's rays.

Staff investigated the possibility of the AAC's, Public's and Rotary's requests.

1. **Installation of a rubber surface** – The pros of installation of a rubber surface will be aesthetically pleasing with the colours available. It will make the splash pad surface softer and easier on the children if they were to fall.

The cons to the rubber surface is the replacement and maintenance costs. Rubber will break down over time and need to be replaced approximately 10-15 years depending on usage and weather. If rips or vandalism occur, it is difficult to repair the damage back to the original state. The replacement rubber color often does not match and is not visually appealing. The surface will require more power washing than a cement surface. The rubber will also give the children a false sense of security therefore more running on the pad. During construction, the cement base will need to cure for 25 days before the rubber can be poured. To have a rubber surface on Openspace Solutions Option 2 will increase the cost of construction by \$33, 207.88.

Staff inquired if the rubber surface could be added at a later date. Openspace Solutions informed staff that the features bases are mounted flush to the surface to reduce tripping hazards. To install the rubber at a later date will require cement to be removed around the bases. This tends to create a low spot on the surface where water pools. Ground features then have to push the water through the puddle and it depreciates the features water spray.

Installation of a rubberized surface is not recommended. It is recommended that the splash pad construction proceed with a cement surface as originally planned.

2. **Recirculation of the water** – The installation of a recirculation system will save on water use of the Splash Pad over a ten (10) year period. The system can be installed with a 4000 gl storage tank, diverter strainer system and chlorination/UV system.

To meet the regulations for a recirculating splash pad system, the Town will be required to install a UV light system along with a chlorination system. These will require controls along with daily inspections and testing of the chlorine levels. With increased staff time to perform water testing and ensure the sanitizing system is operating properly approximately 3 hours a day compared to 15 minutes for a flow through system. Staff will be required to handle chemicals and have a working knowledge of water chemistry. UV lights will require replacing every 2 years. Electrical costs to operate the splash pad will increase due to UV light and pump system. A structure will need to be built to house the chlorination system to replace the vault in the design. Chlorinated water is harder on a rubber surface than Municipal water (if rubber surface was installed). To transform Openspace Solutions design into a recirculation system will increase the budget for the project by \$98,903.25. We estimate that it will cost approx. \$15,000.00 per year for water based on 91 days of use with 60% of a 10 hour / day for duration. It would be approx. six year pay back on the system based on the cost of the water only, not including any maintenance, chemical, and labour costs.

Staff inquired into other recent splash pad constructions to determine if installation of recirculation systems is common. Staff's research found that approx. 90% of splash pads are now constructed without a recirculation system and all water goes directly to drain. The rationale is as set out above: the increased operating costs and regulatory controls do not outweigh the

benefit. It is recommended that the construction of the splash pad proceed without a recirculation system as originally planned.

3. Staff discussed the option of signage for the splash pad. The Perth District Health Unit Guidelines for splashpads requires signage stating hours of use and rules of the splash pad. Staff will incorporate directions on how to turn it on into this sign which will be provided by Openspace Solutions
4. Staff discussed the options to create a color contrast between the stones and the pad surface. Openspace Solutions suggested changing the pad color to tan. This will also create a visual line between the splash pad and the grey apron circling the splashpad.
5. The frog and snake are made of acrylic resin and the color will not fade.
6. The drain grates are made of plastic so no concern for hot metal drains.

To make this a truly Town project, staff have been asked to find in-kind donations for local vendors. Staff is actively securing in-kind donations of the following:

1. Water servicing – the Town will be installing new water lines to the Cadzow bath house and to the splash pad. The rough estimate for this work is \$20,000-\$25,000.
2. Electrical – the Town will be running electrical lines from the Cadzow bath house to the splash pad control vault. The rough estimate for this work is \$7,000.
3. Limestone – the Town will be installing seating throughout the park with limestone from St Marys Cement.

## SUMMARY

Procurement Information	Details and Results
Tender Closing Date:	Tuesday, January 30, 2018
Number of Bids Received:	five(5)
Successful Proponent:	Openspace Solutions Inc. Design #2
Approved Project Budget:	\$267,000.00
Cost Result – Successful Bid (Inclusive of HST):	\$231,899.88
Cost Result – Successful Bid (Inc. Net of HST rebate):	\$205,221.13
Project under-budget	\$61,778.87

The procurement document submitted by Openspace Solutions Inc. Design #2 was found to be complete, contractually acceptable, and ultimately provided the best value for the municipality. As such, staff recommends award of the project to Openspace Solutions Inc. Design #2.

## FINANCIAL IMPLICATIONS

The funding sources for the above noted project are as follows:

01-9153-6990 Cadzow Splash Pad

\$231,899.88

Name and Number of Other Account (if needed)

01-9153-6990

Total

**\$231,899.88**

## **STRATEGIC PLAN**

- This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
- Pillar #4 Culture and Recreation: Strategic Priority for “A Focused Parks Strategy”
    - Outcome: St. Marys’ parks are not only a prized asset, they are also a natural gathering place that can be optimized and incorporated into enhancing the cultural profile of St. Marys.
    - Tactic(s): Perform an initial assessment of necessary improvements (beautification, accessibility, etc.). Preserve Cadzow Park as a quiet, residential, family-oriented park. Continue investments in Cadzow Park as a family-oriented public space.
  - Pillar #2 Outcome: Communication & Marketing
    - Tactic(s): Communicating relevant municipal information, as well as soliciting input from residents, builds a solid foundation of trust. Develop and launch a new communications approach based on the revised strategic priorities. Engage partners based on their ability to better deliver and align with components of the approach (i.e. County, neighbouring municipalities, community groups).

## **OTHERS CONSULTED**

1. Rotary Club St. Marys
2. Accessibility Advisory Committee
3. The students of Holy Name Mary Catholic School
4. The students of Little Falls Public School
5. Followers on Facebook
6. Brent Kittmer, CAO/Clerk

## **ATTACHMENTS**

1. Openspace Option 2 layout
2. Openspace Option 2 layout 2<sup>nd</sup> angle
3. Layout Spray schematic
4. Layout location

## **REVIEWED BY**

### **Recommended by the Department**

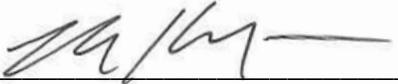


Ray Cousineau  
Facilities Manager



Grant Brouwer  
Director of Building and Development

**Recommended by the CAO**

A handwritten signature in black ink, appearing to read 'BK', is written over a horizontal line. The signature is stylized and cursive.

Brent Kittmer  
CAO / Clerk