

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: **March 31, 2025**

TO: **Mayor and Council**

FROM: **Jim Gordon, P.Eng., Director, Engineering and Municipal Operations**
John Woolgar, Director of Recreation and Culture

SUBJECT: **Contract Award – Generations Playground Splash Pad**

RECOMMENDATIONS

THAT Council:

1. Approve the award of construction of the Generations Playground Splash Pad project to GPM Civil Contracting Inc. in the amount of \$1,409,967 (excluding GST);
2. Authorize the pre-approved contingency of \$242,323 (approximately 16% of design and construction cost) to support the project;
3. Approve the purchase and relocation of outdoor exercise equipment as per option two in this report and include the estimated cost of \$140K in the Generations Playground Splash Pad budget.
4. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the Project.

EXECUTIVE SUMMARY

The purpose of this corporate report is to obtain Council approval to award the Generations Playground Splash Pad project to GPM Civil Contracting Inc. in the amount of \$1,409,967 (excluding GST) and to present options for relocating and upgrading the outdoor exercise equipment on site.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-225 June 24, 2024	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Review the pros and cons of the three (3) concept design options; and 2. Direct staff to proceed with Concept Design #1 as per the reasons outlined within the Corporate Report. <p style="text-align: right;">CARRIED</p>

<p>2024-353 October 7, 2024</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receive the corporate report dated October 7, 2024, from the Manager of Parks, titled “Generations Playground Splash Pad Update” and approve the final concept drawing and direct staff to proceed with the detailed design phase. <p style="text-align: right;">CARRIED</p>
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INTRODUCTION/BACKGROUND

The Generations Playground Splash Pad (GPSP) is intended to provide a refreshing and interactive water play space for residents and visitors of all ages and abilities. It will provide increased play opportunities, promote inclusion and accessibility, offer enhanced cooling and fun, appeal to multiple generations, and improve park utilization.

ANALYSIS

A component of the GPSP is a project to relocate the existing Outdoor Exercise Equipment (OEE) from the GPSP footprint. These two project components are discussed separately as follows:

GPSP Analysis

R.F. Binnie and Associates were retained to design the GPSP Concept Design #1 approved by Council. A request for proposals based upon this design was issued to the market with a submission closing date of February 27, 2025, followed by an extension to March 6, 2025, to accommodate additional addendum details to address questions from contractors. The City received two (2) proposals and the results are discussed below.

Table 1 - Proposal Summary

Contractor	Price (excluding GST)
GPM Civil Contracting Inc.	\$1,409,967
New Rhodes Construction	\$1,277,538

Staff and R.F. Binnie and Associates reviewed the proposals using evaluation criteria including schedule, price, capacity, experience, expertise, methodology, and sustainability. Based on the analysis it was determined that GPM Civil Contracting Inc. would provide the best value to the City.

GPM has an ideal forecasted completion date of July 31, 2025, with the Dry River component opening mid-August as a worst-case scenario. New Rhodes Construction has a schedule for Fall construction following materials receipt in August.

GPM is recommended for award at a bid price of \$1,409,967 (excluding GST).

Outdoor Exercise Equipment Analysis

The Peace Arch Hospital Foundation (PAHF) contributed to the adjacent Generations Playground construction in 2018. The outdoor exercise equipment (OEE) located at the south end of Generations Playground was a key part of their grant, reflecting their contributions to an accessible, active community.

Unfortunately, there are space limitations on the site and this exercise equipment needs to be relocated to make room for the splash pad. A site on the southwest corner of the adjacent walking track will provide an ideal interface between the active track area and the splash pad.

PAHF has committed \$100K to be used towards capital construction of the splash pad and relocation and upgrading OEE. It is appropriate that a significant part of this donation be focused on the OEE part of the GSPD project. An analysis of the OEE market and condition of the existing OEE recommends that five of the eleven pieces of existing equipment be relocated and three new pieces of equipment be purchased as per Option 2 in Table 3 below (details in Appendix A).

Table 3 – OEE Options

	Option 1	Option 2 (recommended)	Option 3
Description	Relocation of five (5) pieces of existing equipment + supply/install of one (1) new piece of equipment (Apollo Multi-Gym)	Relocation of five (5) pieces of existing equipment + supply/install of three (3) new pieces of equipment	Relocation of five (5) pieces of existing equipment + supply/install of three (3) new pieces of equipment + 20' x 20' steel shade structure
Budget with Engineered Wood Fibre Surface	Would cost approximately \$75,000	Would cost approximately \$120,000	Would cost approximately \$200,000
Budget with Rubber Resilient Safety Surfacing	Would cost approximately \$90,000	Would cost approximately \$140,000	Would cost approximately \$215,000
Considerations	A total of five (5) pieces will be available for use.	A total of seven (7) pieces will be available for use.	A total of seven (7) pieces will be available for use.

Option 2 is recommended with rubber resilient safety surfacing at an estimated cost of \$140K.

FINANCIAL IMPLICATIONS

This project is included in the 2024/2025 Financial Plan in the amount of \$995K. Additional funds to support this project are available from General Fund Community Amenity Reserve and capital reserves for the utility components of the project. Also, the PAHF is providing a grant of \$100K.

If Council approves the recommendations of this report, the additional funding will be added in the next financial plan amendment report.

A summary of the project budget is as follows:

Table 2 – Project Budget

	Total
Generations Playground Splash Pad (75174) including the PAHF contribution	\$1,095,000
Water Capital Reserve	\$68,000
Drainage Capital Reserve	\$26,000
Sanitary Capital Reserve	\$115,000
Community Amenity Reserve	\$600,000
Total Available budget	\$1,904,000
Spent/committed to date (as of March 14, 2025)	\$111,710
Construction (GPM Civil Contracting Inc.)	\$1,409,967
Outdoor Exercise Equipment	\$140,000
Subtotal	\$1,661,677
Contingency (approx. 16% of design & construction)	\$242,323
Total Project Cost	\$1,904,000

As the estimates received at the time of writing this report have been budgetary, staff have put together a high-level budget of \$140K for the OEE component of the project.

LEGAL IMPLICATIONS

Due to all the proposals for the construction of the Splash Pad being over the available budget, staff have engaged Lidstone & Company to advise on the alternatives listed in the options/risks/alternatives section of this report.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Recreation and Culture staff, in collaboration with Engineering and Municipal Operations staff, provided the recommendation for the OEE component of this project. Recreation staff have conducted research into new design options for replacing some of the existing fitness equipment and have engaged community stakeholders on the project and relocation options (Appendix A).

ALIGNMENT WITH STRATEGIC PRIORITIES

The GPSP is a Council proposed and endorsed project, and it is in alignment with Community and Infrastructure priority areas of focus. The Community priority identifies that we foster a livable city with connected residents enjoying distinctive places and activities, and the Infrastructure priority identifies that we plan, build, and maintain infrastructure to enhance quality of life and civic service delivery while mitigating and adapting to environmental impacts.

OPTIONS / RISKS / ALTERNATIVES

The following alternate options are available for Council's consideration:

1. Approve Contract Award to New Rhodes Construction – This would result in an estimated cost savings of \$132K; however, the project would not be completed until the Fall, past the summer season. The appropriate Council resolution would be:

“Approves the award of construction of the Generations Playground Splash Pad project to New Rhodes Construction in the amount of \$1,277,538 (excluding GST), directs staff to include a contingency of 16% and adjust the budget accordingly.”

2. Terminate the RFP and negotiate a reduced scope with the preferred proponent (GPM Civil Contracting Ltd.). The risk with this alternative is that the preferred proponent is no longer bound to hold their original unit prices even if they agree to a reduced quantity of scope. This will also delay construction and push project completion into the fall as staff would need to negotiate and then report to Council for approval and contract award. An appropriate resolution would be:

“Terminate the RFP and directs staff to negotiate a reduced scope with the preferred proponent (GPM Civil Contracting Ltd) and report back to Council.”

3. Terminate the RFP and direct staff to arrange redesign with a reduced scope – Redesigning the project with a reduced scope, submitting to Council for approval and then to RFP will put the project on a challenging timeline for 2026 completion and may not result in an increase in project value. Appropriate resolution would be:

“Terminate the RFP and directs staff to arrange a reduced scope design for Council approval and resubmission to the construction market.”

4. Cancel the Project – Appropriate resolution would be:

“Terminate the RFP and directs staff to cancel the Generations Playground Splash Pad project.”

CONCLUSION

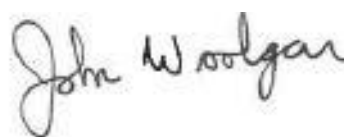
In conclusion, the Generations Playground Splash Pad project presents a valuable opportunity to enhance community engagement and park utilization. It is recommended that the construction contract be awarded to GPM Civil Contracting Inc. in the amount of 1,409,967 (excluding GST).

Staff also request a preauthorized contingency in the amount \$242,323 (approximately 16% of design & construction costs) to support the project. Additionally, staff seek Council's approval to enable the Director of Engineering & Municipal Operations to have authorization to execute all contract documentation required for the project to proceed.

Respectfully submitted,



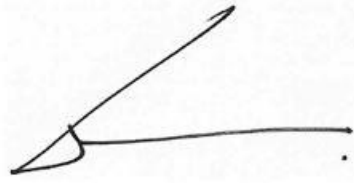
Jim Gordon, P.Eng,
Director of Engineering and Municipal Operations



John Woolgar
Director of Recreation and Culture

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a diagonal stroke.

Guillermo Ferrero
Chief Administrative Officer