

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 14, 2025

TO: Mayor and Council

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

SUBJECT: Generations Splash Pad Update

RECOMMENDATION(S)

THAT Council:

1. Approve the award of construction of the Generations Playground Splash Pad, excluding the dry river component, to GPM Civil Contracting Inc. in the amount of \$1,150,000 (excluding GST);
 2. Authorize the pre-approved contingency of \$330,300 (approximately 24% 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 for the estimated cost of \$140K
 4. Approve additional funding of \$428K from the Growing Community Fund Reserve, \$68K from Water capital reserves, \$26K from Drainage capital reserves, and \$115K from Sanitary capital reserves for the project budget
 5. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the Project.
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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. (GPM) in the amount of \$1,150,000 (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	THAT Council: <ol style="list-style-type: none">1. Review the pros and cons of the three (3) concept design options; and2. 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>
<p>2025-093 March 31, 2025</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receive the March 31, 2025 corporate report from the Directors of Engineering and Municipal Operations and Recreation and Culture titled "Contract Award - Generations Playground Splash Pad"; and 2. Approve Option 2 as outlined within the corporate report as follows: <ul style="list-style-type: none"> - Terminate the RFP issued for the Generations Playground Splash Pad project and negotiate a reduced scope for the project. <p style="text-align: right;">CARRIED</p>

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.

R.F. Binnie and Associates were retained to design the GPSP Concept Design #1 approved by Council. A request for proposals (RFP) 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 both were in excess of budget.

On March 31, 2025, Council terminated the RFP and directed staff to negotiate a reduced scope with the preferred proponent GPM and report back to Council.

ANALYSIS

GPSP Analysis

A reduced scope option for the original splash pad design was considered in negotiations with GPM. Reductions include:

- Exclusion of the dry river,
- All landscaping and planting,
- 12 months of maintenance,
- irrigation,
- rubberized surfacing over asphalt and pathways,
- and number of benches and waste receptacles.

This option generally maintains the fundamental splash pad concept and allows for construction of the dry river component as part of future Council budgets. The submitted price of \$1.15M is approximately \$260K less than GPM’s original submission, but the new budget of \$1.73M is still significantly over the project budget of \$1.095M (including PAHF contribution).

If ancillary utility renewal and upgrade costs funded from utility funds are removed from the project costs, the post negotiation budget of \$1.52M still significantly exceeds the project budget necessitating a contribution of \$428K from the Growing Community Fund Reserve.

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 (5) of the eleven (11) pieces of existing equipment be relocated and three (3) 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.
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Option 2 is recommended with rubber resilient safety surfacing at an estimated cost of \$140K.

Analysis Summary

The original Council approved splash pad design, without the dry river component, can be constructed for a total budget of \$1.73M using a \$428K contribution from the Growing Community Fund Reserve.

FINANCIAL IMPLICATIONS

	Total
Generations Playground Splash Pad (75174)	\$995,000
Water Capital Reserve	\$68,000
Drainage Capital Reserve	\$26,000
Sanitary Capital Reserve	\$115,000
PAHF \$100K	\$100,000
Growing Community Fund Reserve	\$428,000
Total Available budget	\$1,732,000
Spent/committed to date (as of March 14, 2025)	\$111,700
Construction (GPM Civil Contracting Inc.)	\$1,150,000
Outdoor Exercise Equipment	\$140,000
Subtotal	\$1,401,700
Contingency (approx. 24% of design & construction)	\$330,300
Total Project Cost	\$1,732,000

Additional funding of \$428K from the Growing Community Fund Reserve and \$209K from the Utility Funds capital reserves will need to be added to the June Financial Plan amendment.

LEGAL IMPLICATIONS

Staff engaged Lidstone & Company for advice in the negotiation process.

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 options are available for Council's consideration:

1. Further Scaling – The splash pad design could be reduced in size with fewer play components and a new RFP posted on BC Bid later this year. Appropriate resolution would be:
“directs staff to end negotiations with GPM, design a reduced size splash pad and post the new design on BC Bid later this year.”
2. Cancel the Project – Appropriate resolution would be:
“directs staff to cancel the Generations Playground Splash Pad project.”

CONCLUSION

Staff negotiated with GPM for a scaled down version of the GPSP and received a new price of \$1.15M for the project. The new price excludes the dry river component of the project and various landscaping items.

The submitted price of \$1.15M is approximately \$260K less than GPM's original submission, but the new budget of \$1.73M is still significantly over the project budget of \$1.095M (including PAHF contribution).

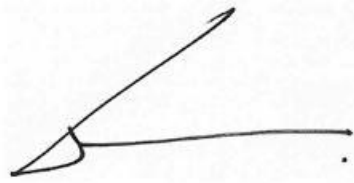
Respectfully submitted,



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

Comments from the Chief Administrative Officer

I concur with the recommendation(s) 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

Appendix A – Outdoor Exercise Equipment Analysis