

YELLOWKNIFE AQUATIC CENTER

DECISION 2021

GOVERNANCE AND PRIORITIES COMMITTEE

October 12, 2021



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TODAY...

GPC is being asked to recommend that Council:

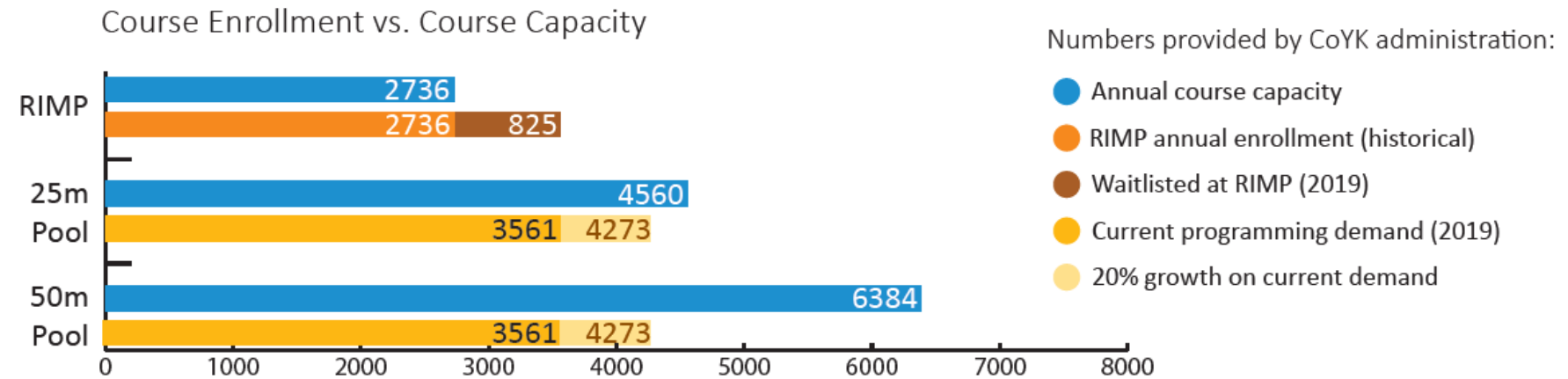
- Proceed with 1st Reading of the Borrowing By-law to borrow up to \$10,001,000
- Seek voter approval to borrow through a referendum
- Pending voter and MACA Minister approval, enter into a contract with Clark Builders

AGENDA...

- Summary of Progress to Date
- Design Build Methodology
- Due Diligence
- Formal Procurement Processes
- Next Steps
- Why Should We Build An Aquatic Center?

WHY SHOULD WE BUILD AN AQUATIC CENTRE?

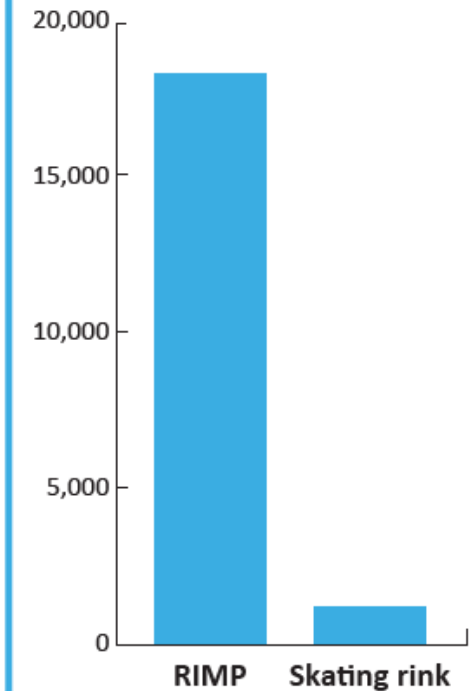
- RIMP approaching end of useful life
- Increasing O&M due to aging pool components.
- Accessibility upgrades required to modernize.
- Pool size and arrangement limits type of programming.
- High demand that cannot be addressed in RIMP. (i.e. wait lists)



POOLS ARE IMPORTANT...

- Recreation facilities are staples of municipal infrastructure
- We are a winter city
- Teaches valuable life skills
- Creates a competitive training environment
- Broad use across all age demographics
- Future builds will cost more

The pool is one of the most-used recreation facilities in Yellowknife.



Single Admission sales for Yellowknife recreation facilities in 2019

SUMMARY OF PROGRESS TO DATE...

Received Build Canada Fund \$12.9M (2016)

Aquatic Center Advisory Committee (2018)

Pre-Design Planning Study (2018)

Ten Council Motions (2016-2021)

Public Engagement

Aquatic Center Design Plan (2021)



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PROGRESS IN 2021...

- January - Approval of the Design Plan, including direction on the size of the main pool basin
- May - Facility Specifications completed by bridging consultants
- June - Pre Qualification of Design Build teams through a competitive RFP process
- Sept - Review of proposals (including costs) and recommendation to Council
- Oct - Confirm amount City needs to borrow
- Nov - Referendum

DESIGN-BUILD METHODOLOGY...

PROS

- Reduced contract administration.
- RFP Process (not low bid).
- Higher cost certainty.
- Reduced schedule.

CONS

- Less control through design.
- Design is iterative.
- Need to detail owners requirements for RFP.
- QA/QC with contractor.

DUE DILIGENCE...

- Aquatic Center Design Plan Geotechnical Study
- Traffic Study
- Internal City Committees
 - AC Steering Committee
 - AC Technical Committee
- Completed internal review of all components.
- Completed an energy evaluation exercise.

PRE-QUALIFICATION...

- Public competitive process.
- Three week bidding opportunity.
- Three qualified proponents shortlisted.
 - Bird
 - Clark Builders
 - PCL



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FORMAL REQUEST FOR PROPOSALS...

- Each submission granted financial stipend (\$150k)
- Seven week submission requirement
- Specific Evaluation Criteria

Evaluation Criteria	
Corporate Profile	5%
Proposed Project Delivery Team	20%
Project Understanding & Methodology	15%
Design Approach	20%
Benefit to Local Economy	10%
Price Proposal	30%
<hr/>	
	100%

SUCCESSFUL PROPONENT...

The consensus scores were as follows:

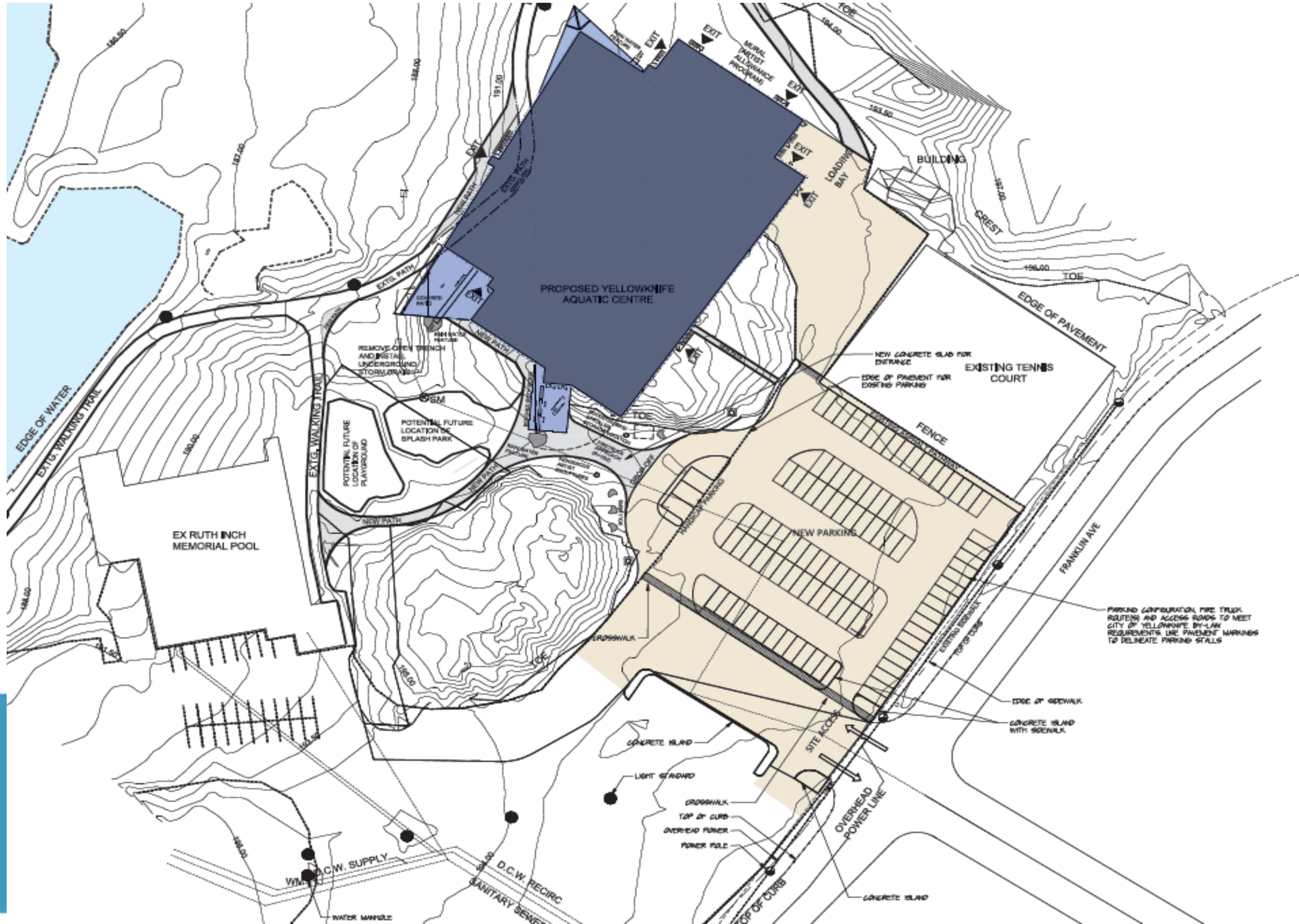
Clark Builders	69.63
PCL Construction Management Inc.	66.35
Bird Design Build Construction	61.55

Project Budget

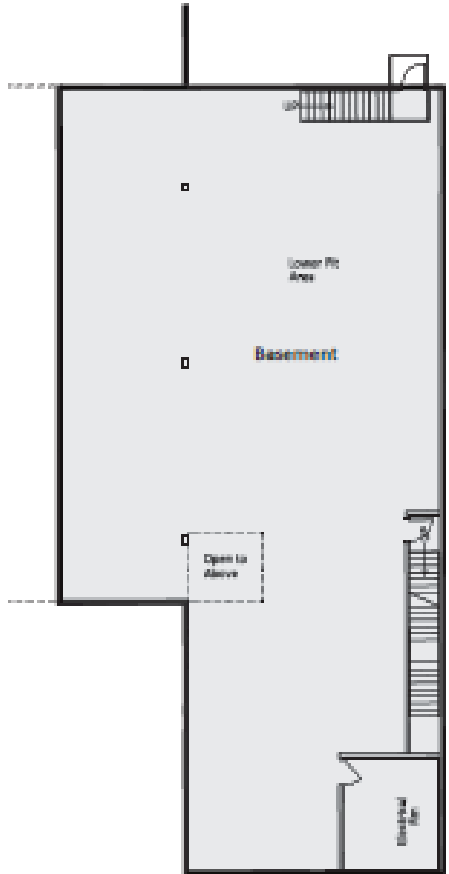
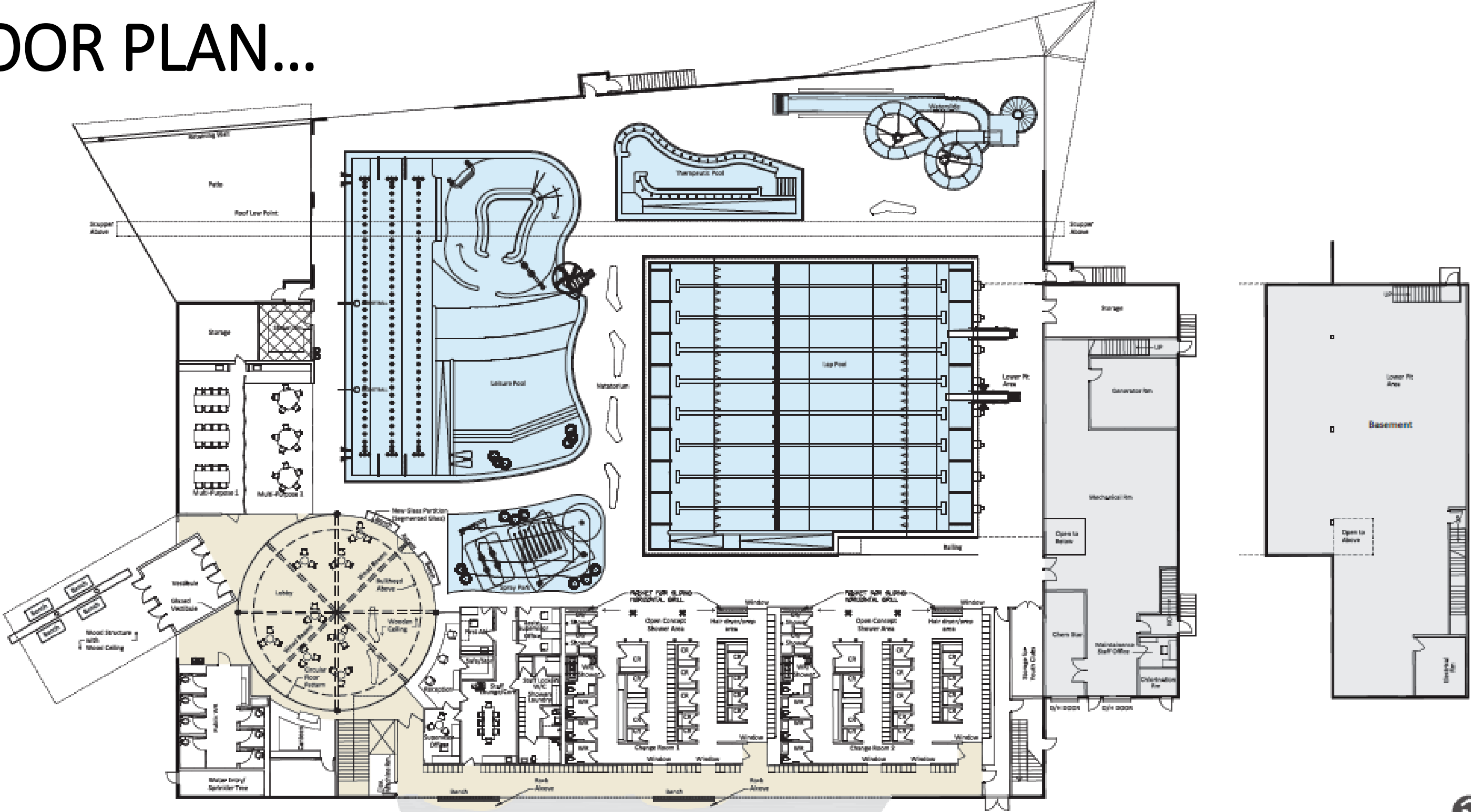
	% Contingency	Total
Design Build Contract		67,735,329
Consultant Contracts		640,226
Contingency	5%	3,386,766
Project Total		71,762,321



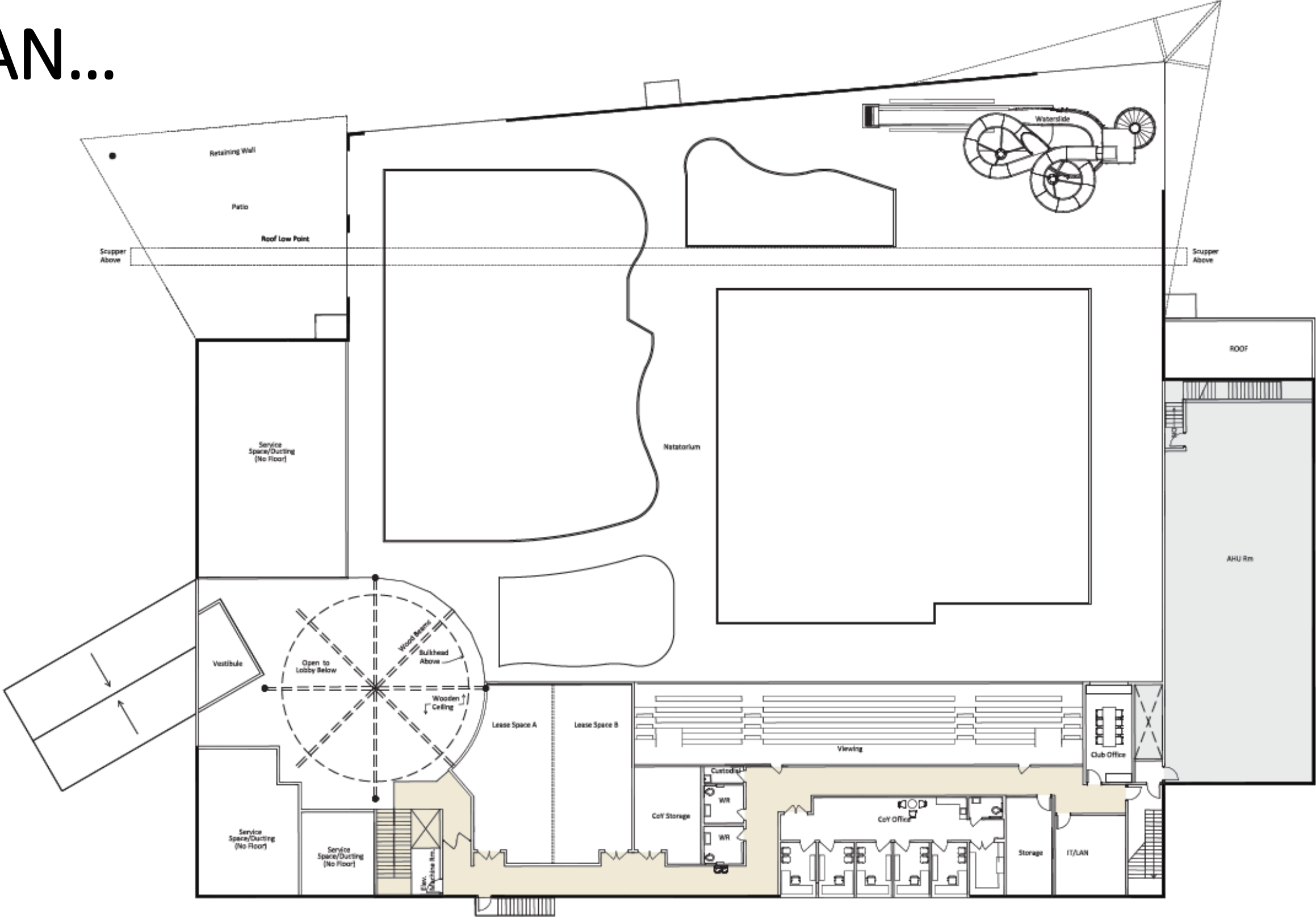
SITE PLAN...



FLOOR PLAN...



FLOOR PLAN...



KEY FEATURES...

Public Consultation & Council Approval

Public Areas

- Vestibule
- Lobby
- Coat/Boot Room
- Public Washrooms
- Canteen
- Change Rooms
 - Two of universal design
- Multipurpose Rooms
 - Two that may be combined into one
- 2nd Floor Spectator Seating

Private Areas

- Administration
- Janitor Room

Building Services

- HVAC
- Pool systems
- Electrical

Natatorium

- Lane pool (25m or 52m)
 - 8 lanes
 - 1m and 3m spring boards
 - 2 x 1m wide movable bulkheads (in 52m option)
 - Ramp entry (25m), accessible lift (52m)
- Leisure Pool
 - Beach entry
 - Play and spray features including small slide
 - Lazy river
 - 3 lanes of 25m
- Splash Pad
- Therapy Pool
 - Ramp entry
- Steam Room
- Storage (general and youth clubs)
- Office space (youth clubs)

City of Yellowknife Office Space

 Community Services Dept.

- 5 offices

Lease (revenue) Space

- Ability to subdivide into two spaces if necessary

Sample Photos: TAG Concept Design Report



ENERGY EFFICIENCY...

- 15% better than NECB 2017
 - Energy reduction
 - GHG reduction
- Solar Panels (Electricity)
 - Energy cost reduction
- Solar Thermal (Hot Water)
 - GHG reduction
- Biomass Heating
 - Cost and GHG reduction



HOW DO WE PAY FOR IT?

- Cash or Credit?
- Current Taxpayers or Future Taxpayers?
- Funding + Borrowing
 - Small Communities Fund (New Building Canada Fund)
 - Formula Funding
 - Community Public Infrastructure Funding
 - Gas Tax Funding
 - Capital Fund
 - Major Community Facility Reserve
 - Borrowing



HOW DO WE PAY FOR IT?

- Current Debt:

- Multiplex (2023), Water Treatment Plant (2028)

- Rules:

- *Cities, Towns and Villages Act*

- Capital purposes, Prescribed lender, Borrowing By-law, Voter approval, Ministerial approval

- *Debt Regulations*

- Debt limit, Debt Service limit

- Budget Policy

HOW DO WE PAY FOR IT?

- Borrow up to \$10,001,000
- Borrowing considerations:
 - Legislation, Regulations, Policy, By-law
 - Cost control
 - Current conditions, future conditions
 - Debt limits
 - 29% Borrowing limit, 50% Servicing limit

INFORMATION FOR VOTERS...

Yellowknife voters will:

- be **aware** of the referendum and how and when to vote.
- be **motivated** to cast their vote.
- **understand the referendum question.**
- **understand the implications** of a “yes” and a “no” result.
- **vote** in the referendum to determine whether the City can borrow for the aquatic centre.



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REFERENDUM...

- Mail-In Ballots
- Voter Assistance Locations
- Ballots must be Returned by Nov 23 @ 7:00 pm to be counted
- Voter Eligibility: Canadian Citizen; Attained 18 Years of Age; Lived within municipal boundary for 12 consecutive months

REFERENDUM QUESTION...

YELLOWKNIFE, NT REFERENDUM 2021

By-law No. 5044

Do you approve of the City of Yellowknife enacting By-law No. 5044, a by-law authorizing the City to acquire debt on the security of new debentures of which may be borrowed sums not exceeding \$10,001,000 for the purpose of financing the cost of building a new Aquatic Centre?

Yes

No



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YES _____

NO _____

NEXT STEPS...

- Information to residents on Aquatic Centre to inform their decision.
- First Reading of Borrowing By-law.
- Complete Referendum – November 23.
- Pending Voter approval:
 - Second Reading of By-law - December 13
 - Approval from Minister of MACA (as per CTV Act)
 - Award contract by Feb 6, 2022

NEXT STEPS (pending YES vote)...

- Finalize conceptual design and execute contract. (Q1 - 2022)
- Advance detailed design. (2022)
- Apply for permits. (Q1 - 2022)
- Civil/Site Works. (Q2 - 2022)
- Major Structure Works. (2023)
- Tentative Completion. (Q2 - 2024)

QUESTIONS



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