

RM of MEADOW LAKE No. 588

SPECIAL COUNCIL MEETING

April 19, 2023

@ 1:00pm

AGENDA

ADOPT AGENDA AS A GUIDELINE FOR THE MEETING

CORRESPONDANCE

1. Funding for new Recreation Complex

COUNCIL ENQUIRIES

ADJOURN



Merlin Seymour, Mayor
Diana Burton, M.P.A. City Manager
Box 610, 120 – 1st Street East
MEADOW LAKE, SK S9X 1Y5
(306) 236-3622 FAX: (306) 236-4299
email: cityhall@meadowlake.ca
<http://meadowlake.ca>

April 6, 2023

Acting Reeve & Council
Rural Municipality of Meadow Lake #588
Box 668
Meadow Lake, SK S9X 1Y5

*Attn: Councillor Russel (a.russell@sasktel.net)
RM588 Representative - Advisory Committee
Meadow Lake Recreation & Civic Centre Project*

Re: Funding Contribution Request – Meadow Lake Recreation & Civic Centre (MLRC)

Dear Acting Reeve & Council,

On behalf of the City of Meadow Lake we respectfully request your consideration of the following matter as soon as is reasonably possible. A response would be appreciated (a simple letter confirming your commitment) on or before April 18th, 2023.

Background on MLRC Project

Cost escalations in the last 18 months mean that estimates for the MLRC project are slated to come in significantly over the budget and grant funding currently available. Unfortunately there is no further grant funding as all the ICIP funding has been spoken for.

The three companies bidding on the project (Bird, Quorex and Wright) have been asked to get creative with their proposals to give our region as many of the requested elements as possible for the budget we have. In other words, give us the most value for dollar possible.

The following elements from #1 to #5 were included as part of the initial grant application for the new facility. Council used a 2020 community survey and information such as existing building conditions to inform this process. At a special meeting held on March 2, 2023, after careful consideration of available budget, Council decided to pull the proposed Pleasure Skating Rink (which is projected to cost around \$2-3million) from the scope of work for this project. It was felt that by removing the pleasure rink it would give the three companies more flexibility in their design and give us our best chance of getting as many quality elements as we can.

- 1: Arena
- 2: Core (Admin Space)
- 3: Field House
- 4: Event Centre ?
- 5: Pleasure Skating Rink

We would like to clarify at this time that the “Core” area covered in the grant funding contains recreation admin offices, ticket/service counter spaces, security area, and meeting space. That said, the Core is also being designed with enough space within it to encompass a new City Hall area, but finishing the City Hall portion is NOT part of the grant funding (because it is ineligible). The outfitting of a new City Hall space within this new facility will be under separate contract with the company building it. The actual fitting out of the City Hall space will be done by the City, with City funds only, outside of the grant funding. The only thing the grant funding pays for is the exterior shell of the entire Core space, and access points to facility infrastructure that City Hall would need access to. Furthermore, we have requested that the City Hall space be designed to include separate utility meters so that we can ensure as much as possible that we can isolate the costs of operating our City Hall to alleviate any concern of us trying to get outside funding for a facility that should be the sole responsibility of the taxpayers of our City.

Funding Request

Due to the rise in construction costs since 2021 when the grant was first applied for, cost is now our biggest challenge. In the fall of 2022, we announced approval of a grant to help us build the new facility totaling \$37.3 million. Broken down into the following:

- \$14.9M Federal
- \$12.4M Provincial
- \$10 M Municipal

City Council had already committed an additional \$5M outside of the grant funding to make a total project budget of \$42.3M. However, we know it will be a challenge to construct all the areas in this project without further funding. Because of this, Council is considering committing an additional \$10 million in funding to this project. We’ve asked each of the three companies to submit, as part of their proposal, what they can build for the existing budget, and what more they could do with an extra \$10 million.

The City is working on a sponsorship, naming rights and advertising program to generate additional funding but at this time our funding options are limited. Historically the RM has contributed on a regular basis to recreation in the City of Meadow Lake. On behalf of City Council, I would like to request that we extend this relationship further and humbly ask that the RM of Meadow Lake consider contributing funding to this project to help us come up with some of that additional \$10 million.

We request that the contribution be in the amount of \$3 million dollars. While \$3 million is the preferred figure we welcome your contribution in whatever amount you feel is appropriate and in turn the RM would receive appropriate recognition. We are currently developing our program for providing recognition to funding partners and will work with you to ensure it is appropriate.

Your contribution would not have to come at any specific time, we can work with you to form a payment plan that is workable for you, whether it is up front, after the project is completed, or split into multiple payments over a negotiated payment term. What we do need is your response on or before April 18, 2023 if possible so that we can consider committing the extra \$10 million, which if you agree would be made up of \$3 million from the RM and \$7 million from the city.

We would be pleased to send a City representative to speak to Reeve and Council on this matter if you feel that would be of benefit. I thank you for your consideration and look forward to hearing from you.

Yours truly,

A handwritten signature in black ink, appearing to read "Merlin Seymour". The signature is fluid and cursive, with a small mark at the end that could be a flourish or a date.

Merlin Seymour
Mayor
City of Meadow Lake
merlin.seymour@meadowlake.ca
/fmh

Response to City of Meadow Lake Request for Proposals for
DESIGN-BUILD SERVICES

CITY OF MEADOW LAKE RECREATION & CIVIC CENTRE

Meadow Lake, SK

2:00PM SK TIME
APRIL 6, 2023

MITCHEL.KOLBECK@COLLIERSPROJECTLEADERS.COM



**QUOREX CONSTRUCTION
SERVICES LTD.**

142 CARDINAL CRESCENT
SASKATOON, SK S7L 6H6
QUOREX.CA

April 6, 2023

City of Meadow Lake
c/o Colliers Project Leaders

Attn.: **Mitchel Kolbeck**
mitchel.kolbeck@colliersprojectleaders.com

Re: **Response to RFP No.: MLRC-DB RFP-202301 – Meadow Lake Recreation & Civic Centre**

Dear Mitchel,

We've attached our response to RFP No.: MLRC-DB RFP-202301 for **Meadow Lake Recreation & Civic Centre (MLRC)**.

The City of Meadow Lake "the City" would consider MLRC a successful project when they:

- i) **Maximize the value for each dollar the City invests in MLRC**
A key success of MLRC is to maximize the construction budget to achieve as much scope and programming as possible, following the City's Priorities. Through extensive budgeting and costing exercises and multiple design iterations, we are confident our proposed design-build solution **provides the maximum overall value of the City's construction budget (\$36M)**. Our proposed design-build solution includes Priority 1: the Ice Arena and Priority 2: the City Hall. And in the event the City is able to secure the additional \$10M, our solution includes Priority 3: the Field House, as well as a list of alternate prices designed as a shopping list for the Owner to select from.
- ii) **Achieve a design that allows for ability and space to grow as required**
The City needs a design-build solution that takes into consideration future components that cannot be completed within the current \$36M budget. Our proposed design-build solution includes a future Priority 3: Field House expansion including all the connection areas and other code and facility requirements. Our solution ensures a seamless expansion with minimal disturbance to the main facilities.
- iii) **Achieve improved operational efficiency**
The City is looking for a design-build solution that optimizes operational efficiency and the maintenance needs of the facility. With our design-build solution the City will have an energy efficient building that increases operational efficiency and reduces operational costs including: energy efficient building envelope, energy efficient lighting, heat recovery from the Ice Plant, and building automation systems. The proposed equipment and building materials were selected carefully to reduce the maintenance needs and costs of the facility. Examples include the MLRC proposed exterior that consists of a combination of pre-finished metal cladding, curtain wall and "punched" window systems that require low or no maintenance to reduce long-term maintenance costs while providing finishes that will keep their appearance over a long period of time.



iv) Achieve a safe and comfortable staff workspaces

The City is looking for a safe and comfortable workspace for the City's staff. The City Hall included in our design-build solution will ensure a safe, comfortable, and productive working environment for the City's employees.

The City Hall is accessible from three access points: the front entrance lobby for public and private/city officials access and two private/staff officials access points (one interior and another exterior).

The Council Chamber is located directly adjacent to the main Lobby for public access with a secondary door providing internal access to the Chambers from the City Hall Office Area.

Once inside the office area, the City officials will be in a large naturally lit open office component with sixteen dedicated offices, an interview space for media productions, two meeting rooms, one Lunch Room, and a variety of utility, vault, and storage spaces. The areas, layout, and finishes of the office space ensure a safe, comfortable, and productive workspace that encourages public gathering, economic growth, and community governance.

Quorex Project Team looks forward to working with the City of Meadow Lake, Colliers Project Leaders, and SEPW Architecture towards the successful completion of this project.

We confirm receipt of Addendum 1, Addendum 2, Addendum 3, and Addendum 4.

Our proposal is open for acceptance for thirty (30) business days following the closing date.

I, the undersigned, am authorized to negotiate, make commitments, and provide clarifications with respect to the submission on behalf of Quorex Construction Services Ltd.

If you require any additional information or wish to meet our team, please don't hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cory Richter", is written over a light blue horizontal line.

Cory Richter
President & CEO
Quorex Construction Services Ltd.

14. I/We submit a fixed fee including all disbursements in the below amounts.

The City of Meadow Lake is GST exempt.

Contract 1: Majority of Scope		
Item	Description	Amount in numerals (\$)
1	Total Fixed Fee Including all disbursements	\$32,931,639.15
2	Cash Allowances	\$80,000
3	PST (6%)	\$1,980,698.35
C1	Total (sum of items 1-3)	\$34,992,337.50
Contract 2: City Hall Tenant Improvements / Fit-Up		
Item	Description	Amount in numerals (\$)
1	Total Fixed Fee Including all disbursements	\$950,625.00
2	PST (6%)	\$57,037.50
C2	Total (sum of items 1-2)	\$1,007,662.50
Total Value (Not to Exceed Construction Budget)		
	Sum of C1 and C2	\$36,000,000.00
Contract 3: Demolition of Previous Arena Foundation		
Item	Description	Amount in numerals (\$)
1	Total Fixed Fee / Upset Value Including all disbursements	TBD
2	PST (6%)	TBD
C3	Total (sum of items 1-2)	TBD

Signed and submitted for and on behalf of:

Quorex Construction Services Ltd.

Proponent Complete Legal Name

142 Cardinal Crescent

Saskatoon, SK

S7L 6H6

Address

Owner

Postal Code

X



Cory Richter

President and CEO

Signature of Authorized Signing Officer

Print Name

Title

I have authority to bind the corporation

April 6, 2023

306-700-4265

Date

Telephone Number



c.richter@quorex.ca

Email Address

Quorex proposed Additional Price:

Priority 3: Field House (ADD PRICE) Total Fixed Price	\$ 8,910,113.00
Priority 3: Field House (ADD PRICE) 6% PST.....	\$ 534,606.78
Priority 3: Field House TOTAL (ADD PRICE).....	\$ 9,444,719.78

NOTES:

1. The Field House add price must be accepted in conjunction with Quorex Base Bid Price and cannot be treated as a stand alone price. See Technical Specification Annex C for more detailed information.
2. The breakdown cost shown for Contract-1 and Contract-2 are for information/accounting purposes only and cannot be treated as a stand alone prices.