



The Corporation of the Town of LaSalle

Date	March 23,2017	Report No:	PW-07-17
Directed To:	Mayor and Members of Council	Attachments:	~ PW-04-17 ~ PW-C&R-2017-01
Department:	Public Works	Policy References:	
Prepared By:	Peter Marra, P.Eng. – Director of Public Works		
Subject:	Vollmer Complex Splash Pad/Playground Additional Work		

RECOMMENDATION:

For Council to approve the overall site plan of the proposed project area.

For Council to receive the revised splash pad design and the revised proposed shade sail structure.

For Council to award the additional work of the accessible playground, the plaza construction and the plaza amenities/features to YWI Landscaping.

For Council to approve a \$30,000.00 contingency to be held by administration for any unforeseen or additional requirements to complete construction.

For Council to approve \$40,000.00 for the Town completed work such as water and electrical servicing and site drainage.

REPORT:

Council at the February 28, 2017 Council meeting, through report PW-04-17 (copy enclosed), awarded the splash pad project to YWI Landscaping.

Since February 28, administration has been working with YWI Landscaping and Open Space Solutions to develop an accessible playground and plaza features that will complement the splash pad.

Enclosed is report (PW-C&R-2017-01) that was presented to the Culture and Recreation Committee at their March 23 2017 meeting. The Cult and Rec Committee report contains information on what administration has been working on and discussions between YWI Landscaping and the Town

The following provides for a financial summary:

Project Component	Price (taxes excluded)	Action by Council
Splash Pad	\$ 229,680.00	awarded to be received
Shade Sail Structure	\$ 75,376.00	awarded to be received
Accessible Playground	\$ 257,218.50	to be awarded
Plaza Construction	\$ 50,900.00	to be awarded
Plaza Amenities/Features	\$ 70,000.00 (budget)	to be awarded
Contingency	\$ 30,000.00	to be awarded
Total	\$ 713,174.50	
Town Work	\$ 40,000.00	To be completed by Town forces

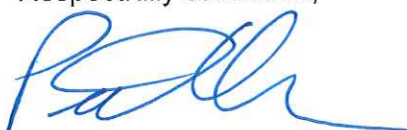
It is recommended that Council award the additional work of the playground, plaza and plaza features be awarded to YWI Landscaping to allow for a seamless construction schedule in order to meet a July 1, 2017 grand opening.

It is also recommended that Council approve a \$30,000.00 contingency allowance to be used only for unforeseen issues in order to complete the project. In addition, that Council approve \$40,000.00 for the Town to complete the servicing of the project area with electrical, water and drainage to accommodate the construction of this project to be completed by Town forces to cover materials.

Furthermore, it is recommended that Council approve the overall site plan of the project area and that Council receive the revised splash pad design and shade sail structure.

The budget for this project was established at \$800,000.00, all proposed work falls within budget.

Respectfully submitted,



Peter Marra, P.Eng.
Director of Public Works

Reviewed by:							
CAO	Treasury	Clerks	Public Works	Planning	Cult. & Rec.	Building	Fire



The Corporation of the Town of LaSalle

Date	February 23, 2017	Report No:	PW-04-17
Directed To:	Mayor and Members of Council	Attachments:	~Rendering # 1 ~Rendering # 2
Department:	Public Works	Policy References:	
Prepared By:	Mark Beggs – Manager of Roads and Parks		
Subject:	Awarding Contract and Theme Selection for Vollmer Complex Splash Pad		

RECOMMENDATION:

For Council to approve that the Town award the design and construction of the Vollmer Complex Splash pad to ***YWI Landscapes of Fergus On***; and to proceed with final design based on a "Nautical" theme. It is also recommended that the design of the Splash Pad be a "Flow Through" system pending confirmation of annual operation costs.

REPORT:

The Town recently received proposals in response to ***RFP-2017-01 Vollmer Complex Themed Splash Pad***. Numerous contractors picked up the RFP; however, the Town received only two completed RFP documents, from *YWI Landscapes* and *ABC Recreation LTD* on February 21, 2017.

The design criteria for each contractor included providing a "turnkey" project including both design and construction of the project. They were asked to provide three design options, based on three themes: **Nautical Theme, Sports Theme and Carolinian Forest Theme**. The design was to include aspects for all ages as well as seating and shade options. The RFP also included a construction deadline of June 26, 2017, to allow for a July 1, 2017 Grand Opening. For consistency in comparison, each design and pricing was based on a "Recirculating Water Treatment System", and an optional price *credit* for a "flow through" system.

After review of the documents, both contractors were selected for an interview, and on February 23, 2017, for the Culture and Recreation Committee, both presentations were heard.

Following the interviews with both respective contractors, based on overall design and concept, construction experience and local references, service and warranty, price, schedule and overall

contractor ability to deliver the product the Town is looking for. YWI Landscapes stood out as the clear winner to the committee.

The "proposed theme" of the splash pad was also discussed with the Culture and Recreation Committee. The "Nautical" theme was chosen to proceed with final design as it falls within the Towns current branding as well as the Towns Heritage.

YWI Landscapes provided a comprehensive Nautical design that incorporates the Towns branding through a fully accessible splash pad for all ages. It includes 34 play features including the centerpiece "Mega Soaker" with custom logo, along with other nautical themed components. (See attached renderings) YWI has constructed numerous local splash pads including projects with the City of Windsor, Leamington and Amherstburg, along with numerous other Municipalities in Ontario. YWI along with the supplier of the Splash Pad components, Waterplay, offer a 25-year warranty on SS Piping, a 10-year warranty of SS Hardware, 5 years on Nozzles and vaults and 2 years on remainder of components. (This warranty was consistent with both submissions.)

YWI Landscapes submitted a total price including HST of \$349,951.96 and indicated that they would be able to meet the completion deadline and Grand Opening date of July 1, 2017. This price falls within budget.

Overall, the members of the YWI team have presented a complete package that has satisfied the conditions of the RFP. During the interview process, it became evident of their passion and dedication to delivering the Town of LaSalle a unique themed project fulfilling the Towns vision.

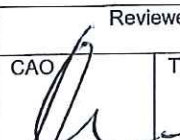
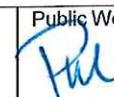
It is recommended that YWI Landscapes be awarded the project, and that the "Nautical" theme be carried forward for final design. Pending final review of operational costs and budgets, it is also recommended that the final design be a "flow through" system.

The next steps in this project will include a meeting with the successful contractor to finalize design, and follow up with the Culture and Recreation Committee for final design approval, with construction likely starting mid to late May 2017.

Respectfully submitted,



Mark Beggs
Manager of Roads and Parks

Reviewed by:							
CAO	Treasury	Clerks	Public Works	Planning	Cult. & Rec.	Building	Fire
							



VOLLMER COMPLEX, LASALLE, ON_Nautical

COPYRIGHT 2017 WATERPLAY SOLUTIONS CORP.

All graphics and visual representations are the artist's impressions of the design and cannot be regarded as representation of fact. Local regulations may require the use of impact attenuating surfaces for some installations—check local codes prior to final design and installation.



VOLLMER COMPLEX, LASALLE, ON_Nautical

COPYRIGHT 2017 WATERPLAY SOLUTIONS CORP.

All graphics and visual representations are the artist's impressions of the design and cannot be regarded as representation of fact. Local regulations may require the use of impact attenuating surfaces for some installations—check local codes prior to final design and installation.



The Corporation of the Town of LaSalle

Date	March 20, 2017	Report No:	PW-C&R-2017-01
Directed To:	Culture and Recreation Committee	Attachments:	~ Figure 1 ~ Figure 2 ~ Figure 3
Department:	Public Works	Policy References:	
Prepared By:	Peter Marra, P.Eng. – Director of Public Works		
Subject:	Vollmer Splash Pad and Playground Project		

RECOMMENDATION:

The Committee recommends administration to bring forward to Council a final report awarding the playground and accessory works for this project to the team of YWI Landscaping. Also that this Committee approve the overall site design and recommend that this be included in the report to Council.

REPORT:

At our previous Cult & Rec Committee, meeting on Feb 23 and then subsequently at Council of Feb 28 the Town awarded the splash pad project to YWI Landscaping as per their proposal submitted. Subsequent discussion and negotiations have been occurring with YWI Landscaping regarding the splash pad and playground project to be located immediately adjacent to the splash pad and the surrounding site amenities.

The final configuration of the splash pad has been finalized and has changed slightly from the original proposal with the addition of two spray cannons. This final configuration is shown on the 3D rendering enclosed as **Figure 1**. Administration has already given approval to YWI to proceed with this order subject to selection of final colors.

As part of this Committee's recommendation at the Feb 23 meeting, administration has been working with YWI on a playground design to be incorporated with the splash pad project, built concurrently, opened simultaneously and most importantly complement the splash pad design. The proposed playground is enclosed and shown in **Figure 2** (5 pages).

YWI and Open Space Solutions have developed a Nautical theme playground approx. 5500 sq. ft. in size consisting of a rubber play surface, accessible and all-inclusive design for all abilities, with

various apparatus such as rubber play surface, boat play structure (Le Griffon), saucer swing, regular swings, a whale play structure, hammocks, climbing rock, etc. The rubber play surface is meant to represent the land and water, beige and blue rubber surfaces respectively.

Administration has also been working with finalizing the layout and coordination of the entire site to create a destination location at the Vollmer with this project. We have developed an Overall Site Plan enclosed as **Figure 3**. This site plan shows how the area will be developed and the surrounding site amenities, such as approx. 5000 sq. ft. of concrete plaza, a 12m x 21m sail structure, a service building for the splash pad and various site furnishings such as picnic tables, benches, planters, gathering spots.

Cost Summary

The Splash Pad finalized cost is \$229,680.00 + taxes. This is revised from the original cost of \$307,192.00 + taxes. This resultant is from changing to a flow through configuration and removal of the originally proposed shade structure and seating arrangements. This includes the additional two spray cannons and the smaller service building structure.

With the removal of the originally proposed shade structure, we requested a quote on a shade sail structure. The shade sail structure cost is \$75,376.00 + taxes.

The proposed playground will cost \$257,218.50 + taxes. This includes a concrete curb surround, rubber play surface and supply and installation of all play features. The cost provided is very comparable to other playground structures that the Town has built in the past given the nature and size of this playground.

The surrounding site plaza concrete and restoration will cost \$50,900.00 + taxes.

We do not have a finalized list of site furnishing and final quote at this time. We have however established a budget amount of approx. \$70,000.00 + taxes to cover these items. This will give us a minimum of 7 picnic tables, 12 benches, 2 planters and 2 urban island gathering places. The details of the final site furnishing are currently being finalized with respect to style, finishes, etc. This budget number represents the upset limit not to be exceeded.

We recommend carrying a contingency of \$30,000.00 + taxes to cover unforeseen items such a foundation issues, ability to change to more ornate colors and surfaces, etc. This contingency allowance will only be used for unforeseen issues.

In summary, the total cost through proceeding with YWI and Open Space solutions is approx. \$713,174.50 plus taxes. This includes the budget number for site furnishing and the contingency allowance. The cost is under the budget allocation.

Summary and Recommendation

In summary, this project has now become very involved and has begun to take on and overall coordination effort by administration to coordinate and deliver this entire project for a grand opening on July 1st 2017. In order to meet deadlines, decisions and approvals from the Town will be required by early April.

Given the extent of works of the various parts of this project and the relative close proximity of the two sites and the adjoining plaza and structure, it is recommended that the additional work for the playground structure, shade sails, plaza works and site furnishing be awarded to YWI and Open Space Solutions. This will allow the Town to have one company to have control of the entire site, work concurrently on both structures and coordinate efforts and site amenities to ensure a properly coordinated effort and to meet deadlines.

It is recommended that the Cult. and Rec. Committee approve the awarding of additional work to YWI Landscaping and that administration be instructed to bring this forward to Council for the March 28 Council meeting.

It is also recommended that the Cult. and Rec. Committee approve the overall site plan and that administration be instructed to bring this forward to Council for the March 28 Council meeting as well.

Should Council approve this on March 28, YWI and Open Space will be available to present both designs for the splash pad and the playground to the accessibility committee at their April 6 meeting. Upon completion of that presentation, finalized designs and orders will be placed.

Respectively Submitted



Peter Marra, P.Eng.
Director of Public Works

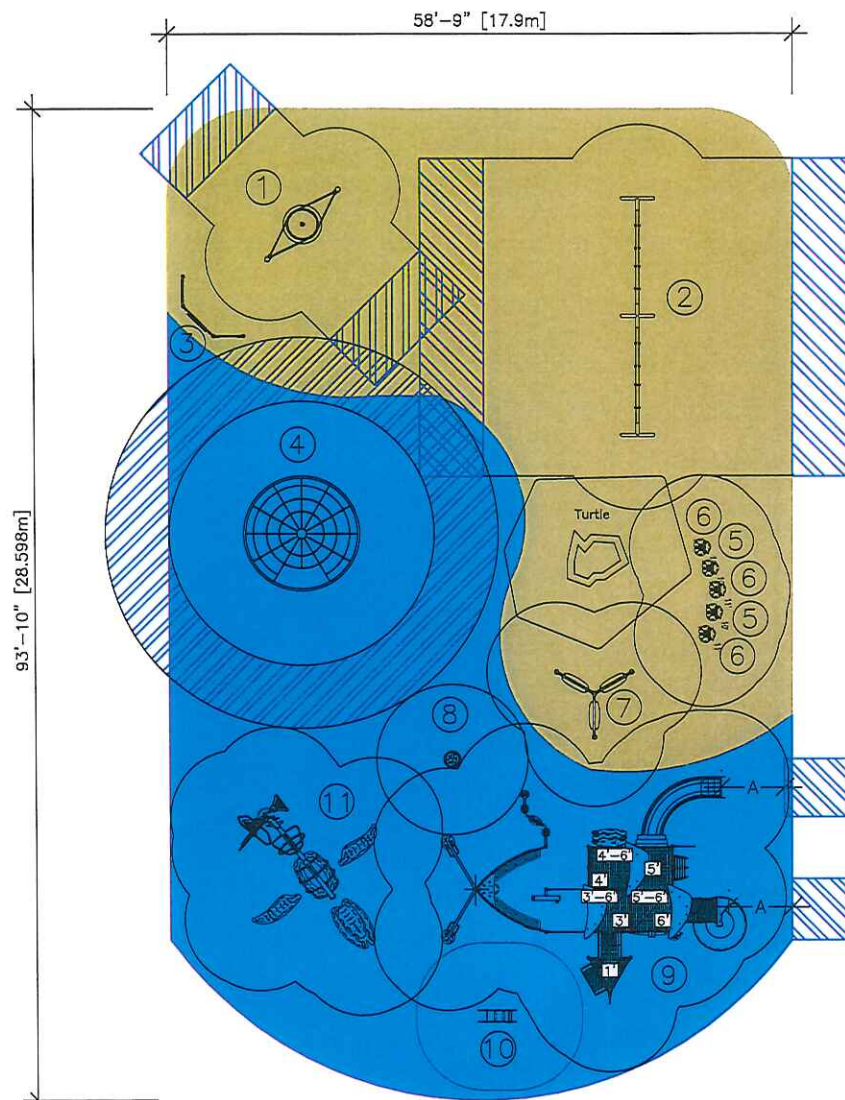
Reviewed by:							
CAO	Treasury	Clerks	Public Works	Planning	Parks & Rec	Building	Fire



waterplay®
Solutions Corp.

VOLLMER COMPLEX, LASALLE, ON_Nautical

Fig 2



Jambette.com

700, Des Calfats, Lévis, Qc
G6Y-9E6

Tél. : (877) 363-2687
Tél. : (418) 837-8246
Fax. : (418) 837-2916

Customer:
OPENSOURCE SOLUTIONS INC.
TOWN OF LASALLE - VOLLMER CULTURE AND
RECREATION COMPLEX

PRODUCT(S) LAYOUT PLAN

Products:

- 1- EINA TRAPP-1
GX-07069
- 2- ARCH. SWING 4 PLACES, 8'-0"
L-0401
- 3- CREATIVE SPACE
L-17006-A
- 4- PAGO-3
GX-07041
- 5- 10' BLACK SPRUCE (2X)
G-11032
- 6- 11' BLACK SPRUCE (3X)
G-11033
- 7- THE HAMMOCKS
L-16035-5A
- 8- XYRÄ-40
L-09002
- 9- PLAYSTRUCTURE
J3-15379-HA
- 10- RAFT SPRING RIDER
LA-14002-D
- 11- THE WHALE
G-13001

Drawn by: M.E.L
Date: 09/03/2017

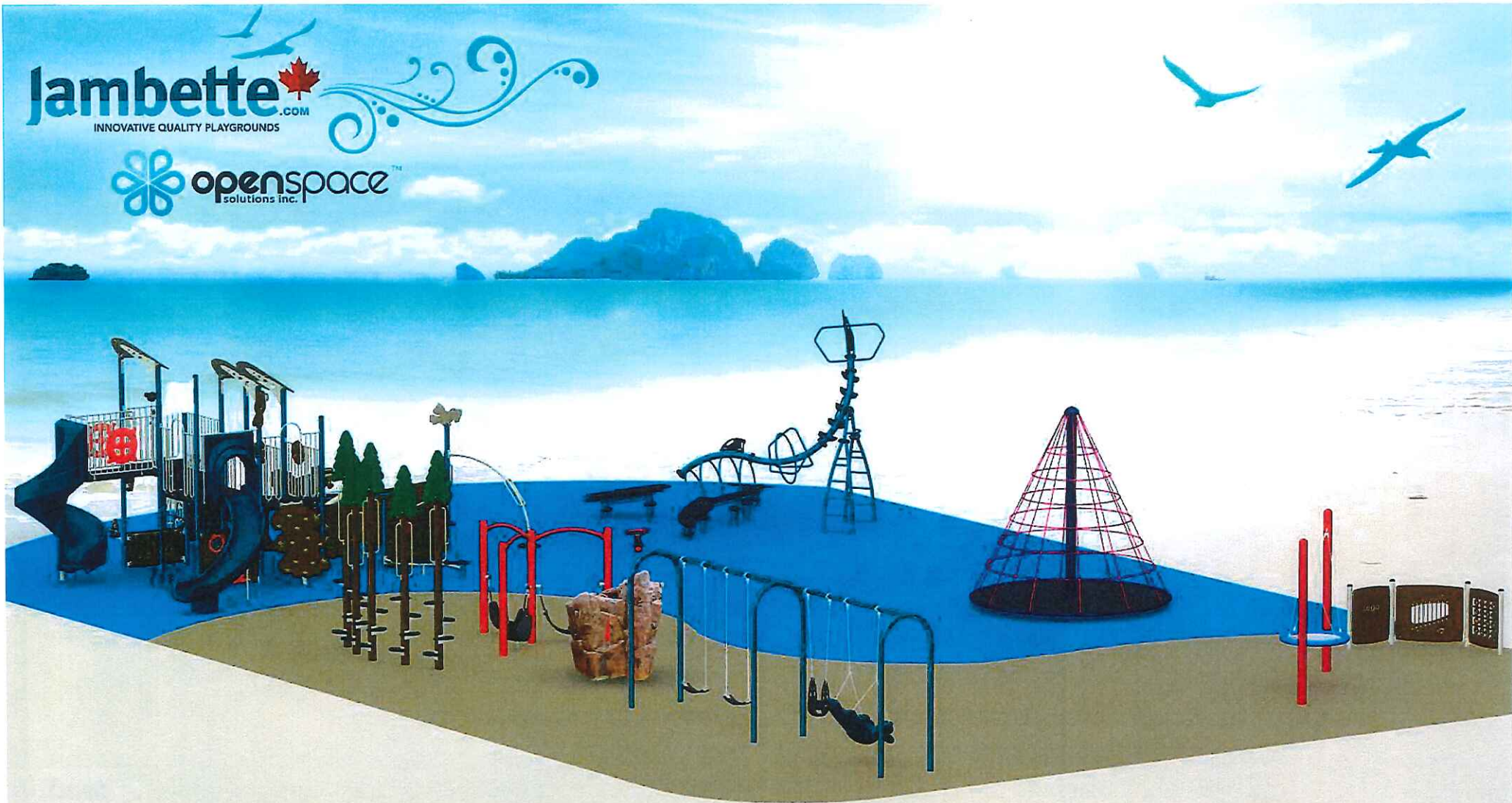
QUOTATION
1051581

LEGEND

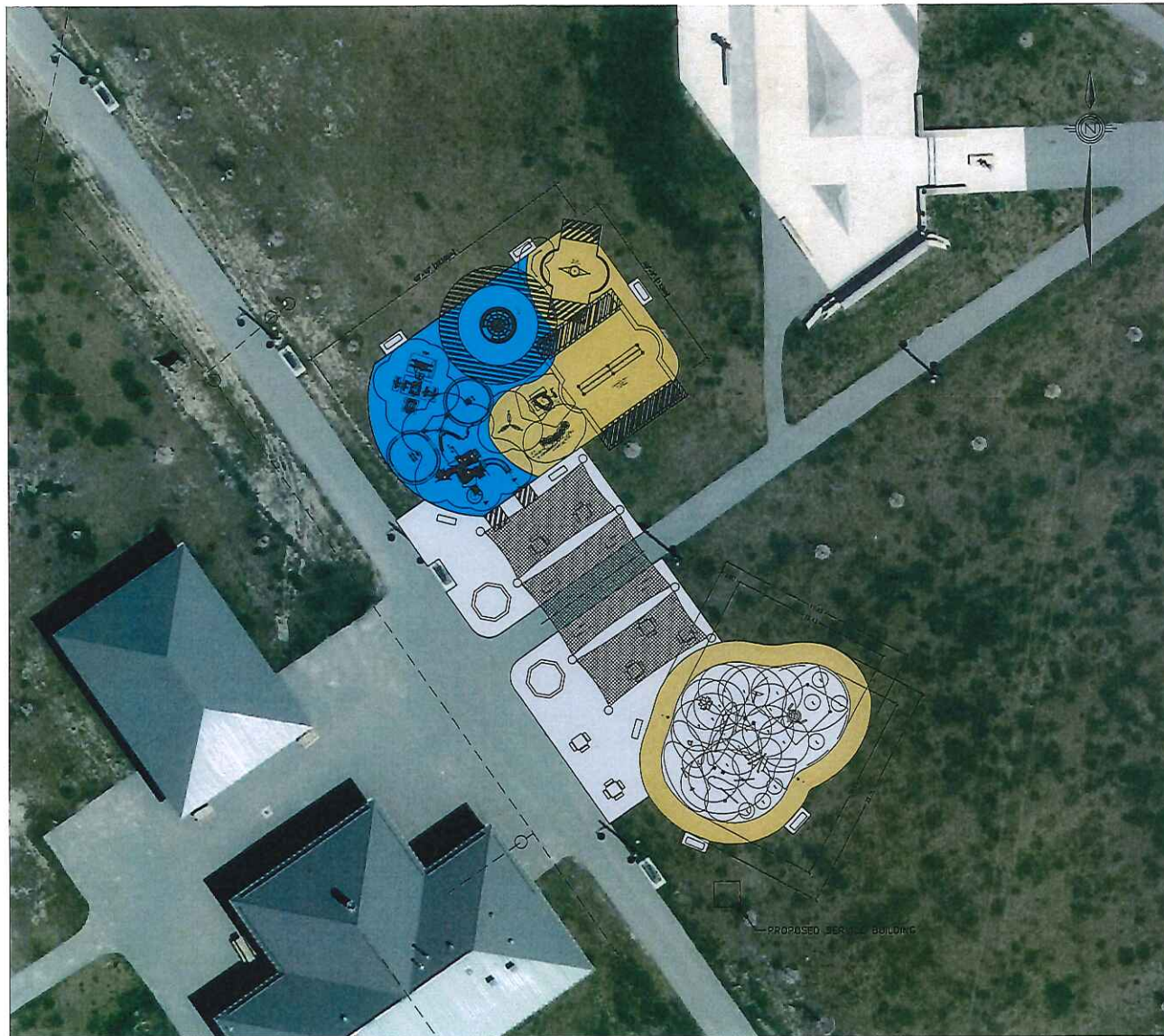
- = A NO-ENCROACHMENT ZONE OF 6 FEET IS OBLIGATORY
 - = NECESSARY DIMENSIONS OF THE PROTECTIVE SURFACE INCLUDING AN EDGE OF 6 INCHES
 - = PROTECTIVE SURFACE IN FRONT OF SLIDES
- A-B-C [A=6'-0" or 1.83m] [B=7'-0" or 2.13m] [C=8'-0" or 2.44m] [D=9'-0" or 2.74m] [E=10'-0" or 3.05m] [F=11'-0" or 3.35m]



Town of LaSalle
Vollmer Culture and Recreation Complex



Town of LaSalle
Vollmer Culture and Recreation Complex



LEGEND
 DENOTES EXISTING GRADE
 100.00 DENOTES PROPOSED GRADE
 DENOTES PROPOSED WATER SERVICE

Fig 3

VOLLMER SPLASH PAD & PLAY GROUND	
OVERALL SITE PLAN	PAGE: 2 of 2
REVISION: 1. SPLASH PAD OVERLAY. 2. ISSUED FOR REVIEW AT MEETING 03.10.17.	
DATE: 03.09.17 03.10.17	
SCALE: 1:250 (18x24)	0m 5m 15m
DATE: MARCH 2017	