



The Corporation of the Town of LaSalle

Date	May 9, 2017	Report No:	CAO-14-17
Directed To:	Mayor and Members of Council	Attachments:	1. Loaring Quote 2. CAO-08-17
Department:	Administration	Policy References:	
Prepared By:	K. Miller – Chief Administrative Officer		
Subject:	Interior Work at the Vollmer Complex		

RECOMMENDATION:

That Council authorize the execution of a contract between the Town and Loaring Construction in the amount of \$194,480 plus HST for improvements to the Vollmer Complex.

REPORT:

As members will recall, at its regular meeting held March 14, 2017, Council authorized administration to proceed with works as outlined in report CAO-08-17. Since that time, JP Thomson has finalized the construction drawings and sought quotes from numerous constructors. Unfortunately, due to the significant amount of work currently underway in the Windsor/Essex region, only one (1) submission was received.

Administration has met with Mark Beaulieu from JP Thomson to review the quote received from Loaring Construction, (attached) relative to the proposed scope of work and the original budget. Based on that review, the proposed work does fit in with the original budget. It is noted that during the Council meeting, there was a question regarding the upgrade of all counter tops that need to be replaced. In consulting with the architect, all public area counters will be upgraded (ie: quartz) however, the other areas including dressing rooms, will be outfitted with reinforced laminate. All other components will be as originally specified.

With respect to timing, providing Loaring Construction receives immediate approval, the July 1st deadline can be achieved.

With respect to price, in the absence of other competitive quotes, neither administration nor the consultant could definitively confirm that the Town received the best possible price. However, what can be stated is the quote is within the estimate for the work.

Should Council deem it appropriate to retender the job at some later date to seek additional prices, it suggested that the work be postponed until next spring. Although this work could be tendered in the fall, due to the scheduled work in the pool area, it is suggested that this work would be better postponed until 2018.



Kevin Miller, Chief Administrative Officer

Reviewed by:							
CAO	Finance	Council Services	Public Works	DSI	Culture & Rec	Fire	



Loaring Construction Inc.

Building Satisfaction Since 1930

May 3, 2017

JP Thomson Architects Ltd.
2001 Provincial Road
Windsor, Ontario N8W 5X7

Attention: Mr. Mark Beaulieu

Re: Vollmer Centre Renovations

We are pleased to submit the following quotation for the above project. Our price is based on discussions and drawings prepared by JP Thomson Architects and the following scope of work and is inclusive of all labour and material to complete the work.

- Removal of countertops and vanity tops
- Removal and re-installation of basins
- Refacing of existing millwork at control counter including new quartz tops
- Relocate window
- Metal stud and drywall
- Plywood plank finish, consisting of strapping, 3/8" plywood and 1/4" oak veneer plywood, stained and varnished at control office and rear lobby wall
- New countertops at Pro Shop A010, Concession A012, Kitchenette A055 and Convenor's Office A017
- New vanity tops at men's washroom A015, A050, A064A and A065A
- New vanity tops at shower rooms A024B to A034B total of 11
- Painting of drywall walls, ceilings and exposed structure
- Clean and seal floor tiles and grout in Shower Rooms A064B, A065B, A066E, A024B to A-34B
- Install sails supplied by Owner
- Electrical relocation (not including replacing or testing data cables if they are too short to be relocated)

Total Price \$ 194,480.00 (HST Extra)

Please note quartz top colours:

- Upper counter Hanstone Black Coral in lieu of Charcoal
- Lower counter Caesarstone Almond Rocca in lieu of Oyster

We trust that the above information meets with your approval.

Sincerely,

LOARING CONSTRUCTION INC.

Carlo Bertolissio
Estimator

Council at its meeting held March 14, 2017 passed the following resolution:

83/17

That the report of the Chief Administrative Officer dated March 9, 2017 (CAO-08-17) regarding the proposed improvements and renovations to be undertaken at the Vollmer Complex BE APPROVED in accordance with the proposed workplan.

Carried.



COPY

The Corporation of the Town of LaSalle

Date	March 9, 2017	Report No:	CAO-08-17
Directed To:	Mayor and Members of Council	Attachments:	Draft Design
Department:	Administration	Policy References:	
Prepared By:	Kevin Miller, CAO		
Subject:	PROPOSED WORK AT VOLLMER		

RECOMMENDATION:

That Council approve the work to be undertaken at the Vollmer in accordance with the work plan contained in report CAO-08-17.

REPORT:

Administration has had an opportunity to meet to examine a number of improvements/renovations proposed to be undertaken at the Vollmer. This facility is now approaching ten (10) years old and in need of some work. Outlined below is a list of the proposed work.

1. Improvements to reception desk. As part of the 2017 budget, funding (\$45,000.00) was set aside for modifications to the desk area. These improvements would provide for additional office space, and improvements to the reception area. Further, the draft concept contemplates installing sails above the reception/office area to complete the nautical look. The original design did provide for additional features in the reception area, however, were deleted as part of a cost saving measure. (Refer to attached (draft) design).
2. Storage area at entrance to change rooms. When the Vollmer was originally designed, a counter was placed at the entrance to public change rooms to allow staff to accept payment/memberships for the aquatic facility. However, payment has never been accepted in this location as all transactions are completed at the main reception counter. Storage space has always been a critical need at the Vollmer, therefore, the draft design (as noted in item 2 above) has also provided an option to enclose this space for storage purposes.
3. Install automatic flushes on all washroom fixtures throughout the facility.
4. Replace worn/chipped counters throughout the facility.

5. Replace/repair some areas of floor tiles in the washroom and pool area.
6. Install a sliding door at south entrance. It is proposed to replace the man-doors at the south entrance with a sliding door (similar to main entrance). This will not only help to address the wear and tear (and annual maintenance) on the existing doors, but provide ease of access to the public, particularly those carrying hockey equipment.
7. Painting in main lobby area. As indicated above, the facility is approaching ten (10) years old, and no significant painting has taken place since opening. It is proposed that the main entrance area be painted in 2017, and a plan be put in place to paint the balance of the facility over the next 2-3 years.
8. Upgrade of security system. Administration has met with the Chubb Security Company to review the current location of security cameras in the facility and have developed a plan for the installation/replacement of the existing system. This plan has also received input from LaSalle Police Services.
9. Replacement of Brick Façade. Replacement of approximately the top three feet (3') of the brick around the Vollmer. This work is identified as part of Report PW-05-17 on the March 14, 2017 Agenda.
10. Replacement of rubber flooring in public washrooms by concession area. This area will be completed in 2017 (week of March 20) with other portions of the floor being replaced in future years.

	Work	Cost	Timeline
1	Improvements to reception area.	\$100,000.00	Issue drawings for tender immediately. Completion date - end of June.
2	Storage by entrance to change rooms.	\$ 10,000.00	Issue as part of reception area contract.
3	Auto flush – entire facility.	\$ 15,000.00	Fall 2017.
4	Replace worn/chipped counters.	\$ 50,000.00	Issue as part of reception contract.
5	Replace/repair floor tiles Washroom/pool area.	\$ 10,000.00	Issue as part of reception contract.
6	New sliding door.	\$ 20,000.00	Summer 2017.
7	Painting lobby area.	\$ 50,000.00	Issue as part of reception contract.
8	Upgrade security system.	\$ 50,000.00	Issue at time of reception contract.

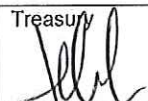


9	Replacement brick façade.	\$ 75,000.00	Immediately.
10	Replacement rubber flooring.	\$ 30,000.00	Commence week of March 20 th , 2017.

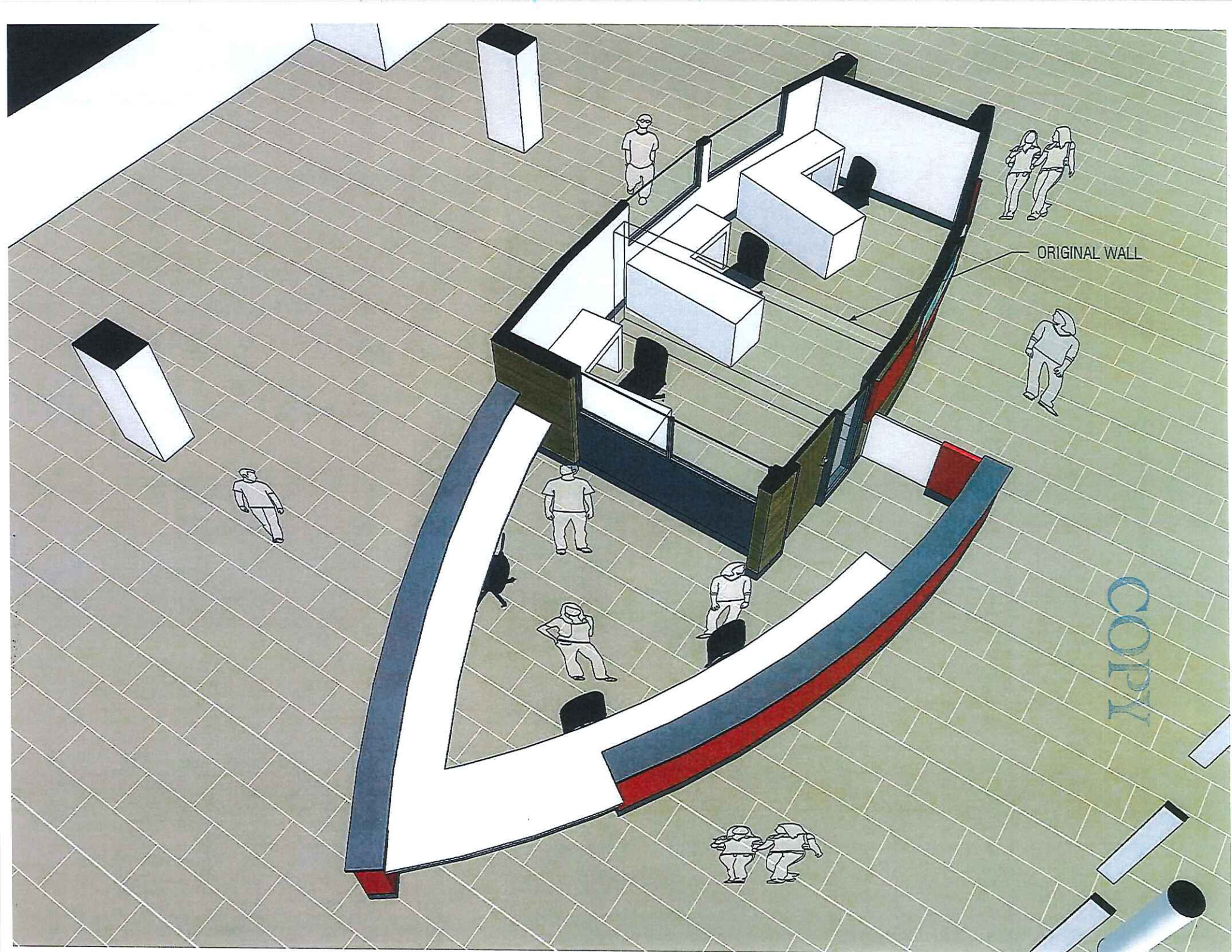
From a financial perspective, the funding is coming from the Vollmer Capital Reserve and OCIF funding. The original budget for the façade work was targeted at \$500,000.00. At the time the original budget was put together, it was assumed that most, if not all of the brickwork, would need to be replaced. Subsequent to the capital budget preparation, a company was retained to assess the work that would need to be undertaken. As a result of that report, substantially less brick needs to be replaced, which has provided room in the budget to complete those items identified in this report.

Respectfully submitted,



K. Miller, CAO

Reviewed by:							
CAO	Treasury	Clerks	Env. Services	Planning	Parks & Rec	Building	Fire
							



ORIGINAL WALL

COPY





