



## City of North Bay Market Sounding

November 2023



The information contained within this package is preliminary and for the purpose of this market sounding only. The Project described herein may not proceed with the scope, schedule and/or budget described in this package. No costs related to participation in this market sounding will be reimbursed.

## Introduction

Colliers Project Leaders (Colliers) has been engaged by The City of North Bay to conduct a market sounding for the North Bay Community Centre project (the “Project”). The North Bay Community Centre refers to the real estate located at 1099 Lakeshore Drive in North Bay, Ontario.

## Purpose

The purpose of this market sounding is to solicit feedback, gather information, knowledge and perspectives from interested parties to assist the City of North Bay in determining how to proceed with this project. The market sounding will explore potential Procurement options as well as factors that may impact schedule and budget adherence.

## Project Information

### Background

The North Bay Community Centre is a Greenfield project that will be located adjacent to and integrated into the existing Omischl Sports Field Complex. The new arena is expected to include two (2) ice pads, a community room, food services area, as well as a heated lobby area with views of the ice pads. The arena is expected to ensure the convenient and barrier free circulation of arena users and staff. Patrons are expected to have easy access to the service counter, food services area, public washrooms, heated lobby and spectator area via comfortable barrier free paths of travel. Refer to Appendix A of this document for details regarding spatial requirement and priority ranking for the project.

The new facility is expected to have two (2) regulation sized ice pads (200'x85'), the capacity to accommodate approximately 250 spectators per ice pad and maintain ice in all seasons. The Building envelope and mechanical systems are critical and require careful consideration as they must be designed to meet the Canadian Green Building Council (CaGBC) Zero Carbon Building (ZCB) – Design Standard (version 2) [CaGBC Zero Carbon Building Standard v2 Design.pdf](#). Achieving this designation is a minimum requirement for the success of this project. Consideration must be given to tournament use and the hosting of trade show type events, specifically, egress requirements for such events. Access to all equipment and systems in the mechanical, electrical, ice re-surfacer and ice plant areas should allow for easy maintenance and repairs when needed and provide suitable space for safe and uncongested circulation. The site location selected for this project co-locates the new arena facility with a sports field complex opened in 2011. Refer to Appendix B – Supporting Documentation for inclusion of completed geotechnical studies. This information will provide context to the site location and footprint considerations.

## Environmental Site Assessment

The City of North Bay engaged Fricorp Ecological Services to provide an environmental site assessment to assess the potential impacts of the project as currently designed on Eastern Hog-nosed snake, Blanding's Turtle and SAR bats protected under the Endangered Species Act, 2007 (ESA). The MECF reviewed the project information and indicated that, should project activities remain unchanged, authorization is not required under the ESA. As a result of this assessment the City of North Bay will ensure that the project follows mitigation measures and other best management practices being implemented as part of the project to ensure that unanticipated impacts to identified Species at Risk (SAR) species and their habitat do not occur. The City of North Bay will continue to monitor for SAR activity during site development to document changes, if there should be any.

Should the footprint of the project be changed there may be a need to revisit the current assessments, including a need to undertake indigenous consultations.

## Architectural and Engineering Firm

The City of North Bay initiated a Request for Proposal (RFP) process in 2019 to select the architectural and engineering firms to help complete detailed cost analysis of environmental, geotechnical, and other civil infrastructure requirements and prepare the design, tendering for the construction. The RFP was awarded to MacLennan Jaunkalns Miller Architects Ltd. and North Bay's Mitchell Jensen Architects later that year.

The City of North Bay is open to reviewing the form of engagement for the design team associated with this project whether that is retaining the current Architecture firm or engaging a different team as part of a Progressive Design Build. It is important that this project is delivered within the schedule identified and maintains the current budget while considering the Functional Program and priority areas.

## Project Cost Estimates

The City of North Bay had a third-party Class A estimate completed in November 2022. As a result of the RFT that was issued Council reviewed the project and has committed to an inclusive budget of Fifty-Two Million (\$52, 000, 000.00). The budget is the complete cost to deliver the project including all consultants, construction and internal costs.

## Key Milestone Dates

The City of North Bay has identified the following key milestone dates that will inform the feasibility of the project:

- a. Construction Drawings: September 2024 (to meet V2 design requirements for the GICB program). If this deadline is not met, the project will be required to meet the CaGBC V3 Design standard.
- b. Substantial Completion: 2025 (to coincide with the City's 100<sup>th</sup> celebration)

## Procurement Options

In 2021, an open competitive procurement was run to pre-qualify the contractors for the construction of the new arena. Eight (8) firms were pre-qualified and invited to a Request for Tender (RFT) in 2023. The City received three (3) submissions to the RFT. Pricing came in higher than the Class A cost estimate that was completed in November 2022. The City undertook an internal review of the functional programming and order of magnitude for the project to determine the impact of redesign/value engineering efforts. Refer to Appendix A for details from the functional program.

The City of North Bay is contemplating two procurement methods for this project. The main priority in delivering this project is to identify efficiencies in schedule while maintaining the council approved budget.

### **Design Bid Build (DBB)**

DBB is the traditional method of project delivery where the Owner has separate contracts with a prime design consultant (architect or engineer) and a general contractor. The Owner engages the design consultant to design the facility and produce design documents. The design consultant maintains limited

oversight of the construction work. A general contractor is later contracted to construct the facility in accordance with the requirements of the design documents.

### **Progressive Design Build (PDB)**

PDB is a form of early contractor involvement that can help reduce risk to all parties involved. It introduces additional steps that enable the Owner and Design-Builder to collaborate and progressively develop a design solution before jumping directly into detailed design and construction. In some cases, a target price may be introduced by the Owner. The progressive delivery approach enables the Owner, the final design consultants and the contractor the ability to collaborate to refine the project design, better mitigate known risks and reduce overall project risks.

## **Questions**

The market sounding invites participants to comment on the Project, and in particular the topics outlined below. **We understand that participants may not have comments on all the questions listed below.**

### 1. General

- a. Does your company have experience with projects similar to this? If so, briefly describe the project(s).
- b. Are there other projects occurring during the same timeframe that you believe may create a conflict in terms of bidding on this Project?
- c. Do you believe there is sufficient market capacity for this Project?
- d. Do you believe there is sufficient sub trade capacity for this Project?
- e. Do you believe the project can be completed on the specified site for the outlined budget?
- f. Given the spatial requirements and prioritization outlined what items do you think can be descoped or redesigned to achieve cost optimization?

### 2. Procurement and Planning

- a. Which Procurement Option do you prefer? Why?
- b. Is there a different Procurement Option that would work better for this Project?
- c. Is the expected timeline for construction documents (September 2024) feasible given the suggested Procurement Options?
- d. Given the two (2) key milestone dates for this project which procurement option provides the highest probability of success?? If meeting the key milestones is improbable, what timeline to engage with the market would be feasible?

### 3. Construction

- a. What would be considered a reasonable amount of time to allow for the construction of this Project?

### 4. Finance

- a. Is the outlined budget sufficient to deliver the project as described in the functional program?
- b. Are there significant cost savings if the project is located on exposed bedrock? The former design has the structure founded on a combination of shallow foundations and deep foundations.
- c. If the deadline for the GCIB grant is not met, what additional costs can be expected to move from the V2 standard to the V3 standard? What impact would this have on the project schedule?

## 5. Risk Allocation and Management

- a. What significant risks do you perceive for this type of project? How would those risks be best managed?

## 6. Other

- a. Do you consider this Project an attractive business opportunity?
- b. Would your company bid on this Project when it comes to market?
- c. Are there some specific factors that may influence your company to not participate in the Project?
- d. Do you have any additional comments?

## Market Sounding Schedule

Sixty-minute calls are planned for the dates of November 13 to November 24, 2023. Please contact Kristina Fasciano (see contact details below) with your preferred date(s) and time(s).

## Contact

**Kristina Fasciano**

Colliers Project Leaders

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## Confidentiality

All of the market sounding responses will be treated in confidence. Information provided by participants, as well as the names of the organizations that participated, may be included in a market sounding report prepared for the City of North Bay. However, the information provided will not be attributed to individual participants.

## Appendix A - Spatial Requirements and Priority Ranking

The following information is taken from the updated Functional Program and is provided for information purposes only.

The following table describes the name, quantity, minimum area and a brief description of the spaces required for this project. The table also denotes the space's priority, conveying its significance within the program. Priority levels are as follows:

1 = Mandatory space

2 = Optional

AP1	General Public Spaces	Rooms	Priority	Area*	Description
A1.1	Lobby	1	1	TBD	Entrance, connections, commerce, social,
A1.2	Universal Public Washroom	1	1	12 m <sup>2</sup>	Public Washroom built to the Universal Standard
A1.3	Men's Public WR	1	1	TBD	Public Usage
A1.4	Women's Public WR	1	1	TBD	Public Usage
A2	Recreation Spaces	Rooms	Priority	Area*	Description
A2.1	Ice Pad	2	1	TBD	Regulation ice pad c/w space for 250 spectators
A2.2	Change Room Corridor(s)	TBD	1	TBD	Corridor(s) connecting change rooms and ice pads
A2.3.1	Exterior Connected Change Rooms	8	1	63 m <sup>2</sup> (ea)	25 occupants
A2.3.2	Change Rooms	6	1	63 m <sup>2</sup> (ea)	25 occupants
A2.4	Referee Change Room	2	1	30m <sup>2</sup>	Barrier free change room for referees – 8 occupants
A2.5	Youth Program Storage	1	1	12'xTBD	Storing ice sports eq., dividers, bumpers, youth nets,
A3	Community Spaces	Rooms	Priority	Area*	Description
A3.1	Association Office	4	2	10m <sup>2</sup>	Administration offices for local sport groups.
A3.2	Association Storage	4	1	10m <sup>2</sup> (ea)	Storage space for sports associations
A3.3	Food Services Area	1	1	TBD	Prepared food/snack and beverage sales
A3.4A	Community Room	1	1	275m <sup>2</sup>	Rental space for community events, info sessions, tai

A3.5	Walking Track	1	2	TBD	Running and Walking Lane, low impact sports flooring
A4	Process Spaces	Rooms	Priority	Area*	Description
A4.1	Ice Resurfacers Area	1	1	TBD	Ice resurfacers filling, fuelling, dumping, maintenance
A4.2	Ice Plant	1	1	TBD	All ice plant related equipment
A4.3	Process Storage Area	1	1	TBD	Flooring storage, glass kits, spare nets, etc....
A4.4	Mechanical Room	TBD	1	TBD	Boilers, headers, pumps, exchangers...
A4.5	Electrical Room	TBD	1	TBD	Main incoming electrical service
A4.6	Maintenance Shop	1	1	85m <sup>2</sup>	General carpentry, secure tool and paint storage,
A4.7	Janitor Closet	3	1	3m <sup>2</sup> (ea)	Janitor sink, mop pail and cleaning supply storage
A5	Admin Spaces	Rooms	Priority	Area*	Description
A5.1	Admin Storage	1	2	TBD	Office supplies, Cash Safe
A5.2	Staff Lunch Room	1	1	TBD	Used by Facility staff for meals and breaks.
A5.3	Administration Area	1	1	TBD	Service counter, 2 admin stations
A5.4	Supervisor Office	1	1	10m <sup>2</sup>	Single office with room for two guests
A6	Parking Spaces	Quantity	Priority	Area	Description
A6.1	Regulation Stalls	223	1	TBD	Regular Parking Stalls
A6.2	Accessible Stalls (A)	6	1	TBD	Type A Accessible Parking Stalls
A6.3	Accessible Stalls (B)	4	1	TBD	Type B Accessible Parking Stalls
A6.4	Team Bus Stalls	6	1	TBD	Parking stalls suitable for full size charter buses
A6.4	Transit Drop Off	1	1	TBD	Transit drop off at the main entrance
A7	Parks Spaces	Quantity	Priority	Area	Description



A7.1	Parks Maint. Shop	1	**	TBD	Area for parks staff to store equipment, pesticides and various equipment
A7.2	Aggregate Laydown	1	**	70'x90'	Exterior location for three (3) piles of aggregates used for Omischl Fields. Hard surface required (asphalt, concrete...)

\*All areas are approximate

\*\* Area only required if existing parks maintenance building is demolished

## Appendix B – Supporting Documentation

The following documents are being provided for information purposes. Market sounding participants are encouraged to review these documents and familiarise themselves with the contents prior to their scheduled call.

Document Name	Number of Pages
P-0018691-0-00-106 - GI, NorthBay CRC, Omischl Complex - Final	55 Pages
P-0018691-0-00-106 - GI, New Arena, Omischl Field - Addendum Letter	3 Pages
Development Extent	1 Page