



Notice for Interested Vendors
for
Active Living Centre (ALC)

EOI #: 23-01-REC-1

Issued on: June 2, 2023

Closing Date¹ and Time: August 31, 2023 at 14:00:00 Local Time

¹ *At the discretion of the City, the Bonfire opportunity for this Notice may be closed for short periods prior to this date for the purpose of downloading submissions. The Bonfire opportunity will be re-opened in a timely manner there-after.*

Project Information:

1. Invitation:

Through this Notice, the City of Vernon (the “City”) invites Vendors who are interested in participating in the delivery of the Active Living Centre (“ALC”) project to submit the attached **Appendix A – Response Form** to the City of Vernon’s Bonfire portal for consideration.

The City would like to hear from all interested and qualified potential Commodity Consultants, Trades and/or Suppliers. These parties should identify themselves and their respective specialties by responding to this Notice.

Vendors who fit the definition of “IPD Partners” as outlined in Section 3.2 below, are encouraged to respond to the individual RFPs for their respective specialties.

A response to this Notice is not required for subsequent project participation but will serve to help inform the IPD Team of the Vendor community interested in participating in the Active Living Centre project.

2. Project Background:

The City has received voter support through referendum and has approved funding Bylaw 5908 for the design, construction and commissioning of the Active Living Centre, an indoor facility to be located on the Kin Race Track Athletic Park site (3501 43rd Avenue). ALC functionality will be designed to serve a growing community with a diverse set of sport, recreational, wellness, and fitness needs; while also having the opportunity to attract new residents and visitors and the ability to host events. The facility, as conceptually designed will include:

- new aquatic centre including 50-metre pool, leisure pool, hot tubs, sauna and steam room;
- a double gymnasium with multiple sport courts;
- an 80-station fitness centre;
- a 150-metre synthetic walking/running track; and
- multi-purpose activity and program spaces.

2.1 Project Information:

The most up-to-date project information can be found at www.vernonalc.ca with background information available at www.engagevernon.ca

2.2 Project Objectives:

Council has established the below objectives for the facility. They are as follows:

- Achieve the goal of the Greater Vernon Active Living Centre Feasibility Study, “to find an indoor facility mix that meets the current and future needs of a growing community and has the opportunity to attract new residents and visitors to the Greater Vernon area”.
- The facility is accessible, inclusive, fun, family oriented and designed for participants of all ages and abilities and includes all facility features as proposed in the Greater Vernon Active Living Centre Feasibility Study and provided to the public during the referendum communication campaign.

- The design of the ALC reflect the Syilx culture.
- The facility be net-zero ready.
- The facility meets or exceeds the Rick Hansen Foundation Accessibility Gold Certification.
- Budget not exceeded.
- Projected facility opening date by September 2026.

2.3 Conceptual Work:

A conceptual design for the ALC facility was utilized to solicit citizen and interested parties feedback leading up to the successful ALC referendum held in October 2022. This early work helped the City and its citizens visualize and quantify some key features desired in the new facility.

Conceptual Design Work

FaulknerBrowns Architecture performed the conceptual work required for Referendum consideration and vote. All outputs of that work performed is provided in this RFP. This information has been provided as **Attachment A** on the City's Bonfire portal.

Quantity Surveys to Date

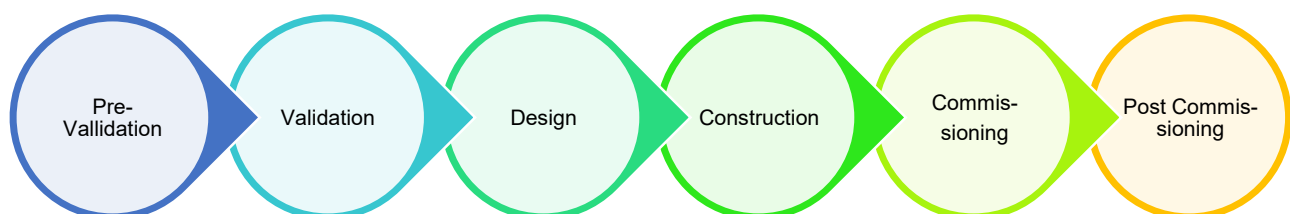
James Bush & Associates Ltd produced a Class "D" Cost Estimate dated April 28, 2020 which was based on the conceptual design by FaulknerBrowns Architecture. That original estimate was updated on June 13, 2022. This information has been provided as **Attachment B** on the City's Bonfire portal.

LTA Consultants Inc produced a Class "D" Cost Estimate dated June 2, 2020 which was based on the conceptual design by FaulknerBrowns Architecture. That original estimate was updated on June 9, 2022. This information has been provided as **Attachment C** on the City's Bonfire portal.

2.4 Project Delivery:

Integrated Project Delivery (IPD) has been approved by Mayor and Council as the collaborative framework that best ensures that the ALC has a strong focus on accessibility, inclusivity, and sustainability while creating a fun and family friendly environment. Vendors are directed to **Attachment D** (IPD Principles) for guidance on the values and requirements for participating in the ALC project.

The purpose of the overall IPD Team is to facilitate collaborative design, construction, and commissioning of the ALC facility. In general, the IPD Model includes the following Phases:



All the above will be accomplished in an open and creative environment where ideas are shared freely in an atmosphere of mutual respect and tolerance.

2.5 Project Schedule:

The Schedule below is tentative but accurately represents the City's intentions.

Component		Start	Year	Finish	Year
Pre-Validation Phase	IPD Partner Procurement	February	2023	August	2023
	Public Consultation	June	2023	August	2023
Validation Phase		September	2023	November	2023
Design Phase		December	2023	Spring	2024
Construction Phase		Spring	2024	July	2026
Commissioning Phase		August	2026	September	2026
Post-Commissioning Phase		October	2026		

3. IPD Team

3.1 Organizational Chart



3.2 IPD Partners

IPD Partners are defined as signatories of the Integrated Project Delivery Agreement for the project. The City is procuring the IPD Partners via RFP's posted on the City of Vernon's Bonfire portal for the following:

Consultants

- Architect – *Selected*
- Civil Engineer – *Closes June 28th, 2023*
- Electrical Engineer – *Closes June 28th, 2023*
- Mechanical Engineer – *Closes June 28th, 2023*
- Structural Engineer – *Closes June 28th, 2023*

Major Trades

- General Contractor – *Award in progress*
- Civil Contractor – *Pending release*
- Electrical Contractor – *Pending release*
- Mechanical Contractor – *Pending release*
- Structural Contractor – *Pending release*

Potential IPD Partners:

- Pool Designer and Contractor
- Building Envelope Engineer and Contractor

The City and its IPD Partners will decide during the Pre-Validation / Validation Phases whether these services should be IPD Partners or onboarded as Commodity Trades or Consultants.

Vendors who fall into these specializations are encouraged to submit their information on this Notice, to inform the City of their interest in this opportunity.

3.3 Commodity Consultants, Trades or Suppliers

Commodity Consultants, Trades or Suppliers who are required for the Project but are not signatories of the Integrated Project Delivery Agreement, will be onboarded as part of the IPD Team and managed in a way that aligns with the principles of IPD.