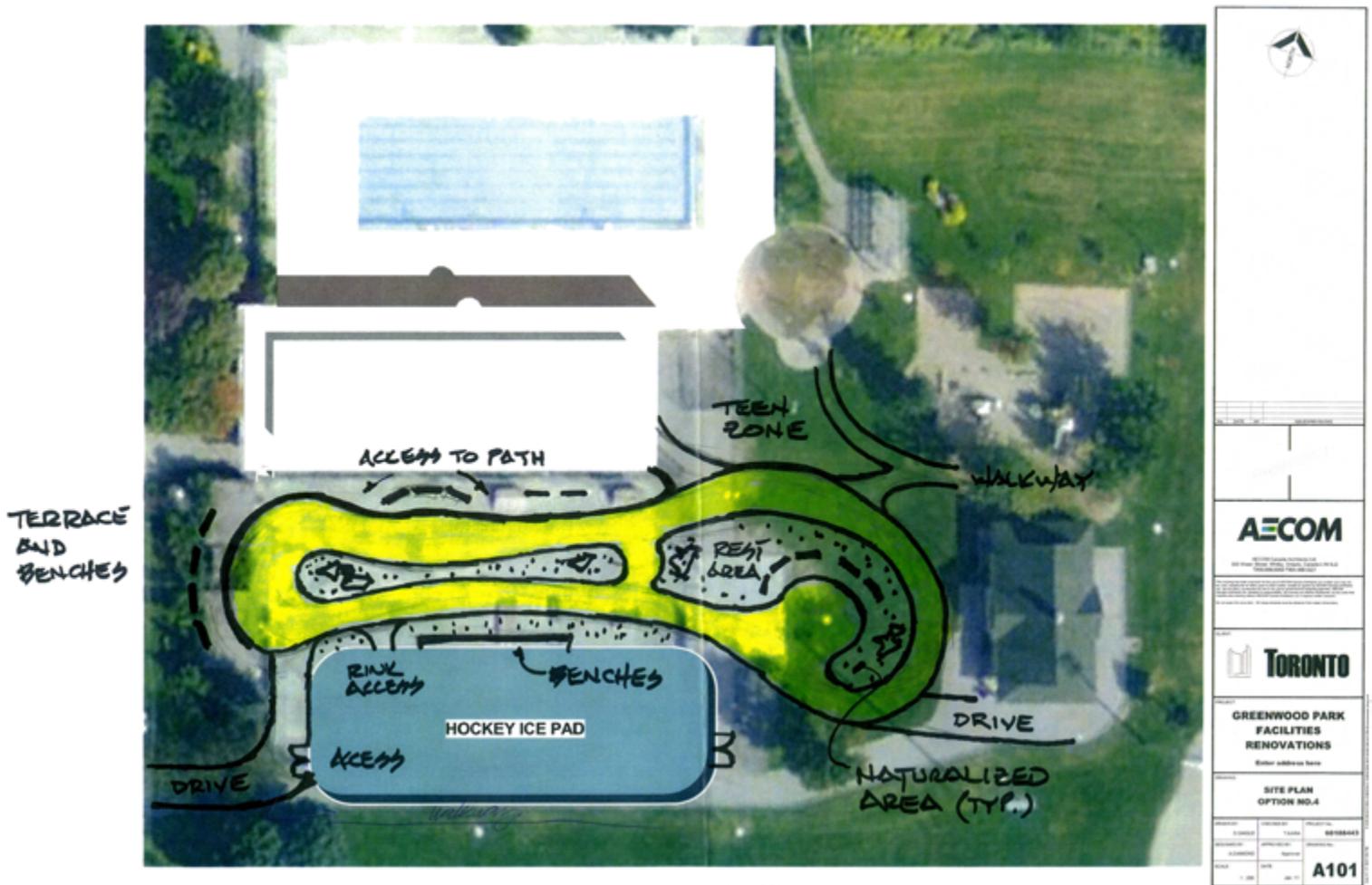


Multi-Million Dollar Changes to Greenwood Park Recreational Facilities

The following are **excerpts** and **summaries** *(with some added community-focused comments)* of key components of the City of Toronto's plan to refurbish and upgrade the facilities at Greenwood Park. The written and visuals were distributed in the form of a **Request for Proposals (RFP)** dated August 23, 2010.



Refurbished and Redesigned Skating, Pool and Park Amenity Space

The numbering corresponds to the numbering in the Request for Proposals (RFP).

2.0 PURPOSE

The purpose of this RFP is ... for the upgrading of the Greenwood Park Recreational Facilities including existing Artificial Ice Rinks and existing Outdoor Pool Facilities, and also, to add a new Artificial Ice Skating Trail as required by the Parks, Forestry and Recreation Division.

2.1 BACKGROUND

These facilities are located in the Greenwood Park and consist of an existing artificial ice skating rink and an outdoor swimming pool. The building was originally constructed in 1962/1970...

The primary objective of this project is to investigate the building envelope, electro-mechanical units, fire, safety, accessibility and other components required to improve the service life, the comfort and safety of these facilities and to ensure that all damaged components identified are rehabilitated or replaced to address the problems and prolong the life of the asset based on available budget.

3.0 SCOPE OF WORK [This is what the consultant must deliver]

3.1 General

A detailed design program shall be developed by the successful proponent [Design Firm] in conjunction with the City Project Team, Community Groups, City Council and other stakeholders as the design progresses. Some reference materials are also provided in Appendix F of this document. The successful Proponents [Design Firm]...are required to provide detailed and thorough inspection/investigation, reports, schedules, concepts, schematics, analyses, designs, drawings and specifications to carry out this assignment.

[Community Comment: in the 'scope of work' it identifies " Community Groups, City Council and other stakeholders as the design progresses." The implications of this inclusion could or should mean that community input and ward councilor input at certain stages are required. This statement might be taken by some to mean that the community and or the ward councillor are only bystanders while the Design Firm along with City Project Team Staff make all the decisions. The other, more progressive, view would be that the community and ward councilor are key legitimate contributors to design considerations and discretionary components of the intended facilities improvement.]

3.2 Role of the Successful Proponent [Design Firm]

- a) Provide full professional and technical services (Structural, Architectural, Environmental, Civil, Electrical, Mechanical and other as required) to complete the Scope of Work as described in this RFP.
- b) Undertake a thorough audit and review of the existing conditions where work has been identified as well as any condition that may require work to ensure that safety of the facility is not compromised. Submit a preliminary professional report. Topics to be covered in the professional report must include an executive summary, purpose of the report, background information, research/consultation conducted, work performed, findings, and recommendations. This report addressing the existing conditions, engineering considerations, recommendations for remediation with options and detailed schedule must be submitted within four weeks (30 calendar days) of the assignment.

[Community Comment: in the " preliminary professional report" refer to above paragraph; under "research/consultation conducted" and "...findings and recommendations." Where there is discretionary design, or where there are modifications, community input should be a part of that preliminary report.]

- c) Coordinate all work performed by sub-consultants.
- d) Develop and prepare all reports, specifications and digital drawings, in a form to the satisfaction of the City's Parks, Forestry and Recreation Division (e.g. National Master Specifications, O.P.S.S., O.P.S.D.) required for tendering through the City's Purchasing Division. A final design report must be submitted with the designs and tender documents for this assignment.

[Community Comment: Before any final and binding discretionary design and or modification are done the work should be relatively well understood by the community and ward councillor. If possible there should be a community review seeking general acceptance of the procedures and goals to be undertaken PRIOR TO BUILDING PERMIT SUBMISSION.]

- e) Apply for and secure all Permits as required by the project. Permit fees will be paid by the City.

f) Attend and record all meetings as required, including, but not limited to, regular design meetings with the City Project Team as required.

g) Provide all project documentation and As-Built Drawings at the end of the project as outlined in Section 3.3.5 below.

3.3 Stages of the Work to be performed

The work shall be divided into five sections as follows:

3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5

Existing Conditions and Schematic Design Design Development

Contract Documents Bidding and Quotation Review

Contract Administration

3.3.1 Existing Conditions & Schematic Design

f) Provide cost effective options for each activity.

g) Arrange for and coordinate independent inspection and testing, eg. lab services, and any other required specialist testing that is not included within, and is deemed appropriate by the City of Toronto (Fees will be paid by the City).

h) Generate a schematic design construction estimate and adjust if over budget.

i) Provide preliminary sketches, images and illustrations, and cost-effective design solutions within budget. Sketches and concepts will need to be reviewed and adjusted by the City and project Stakeholders.

j) Meetings will involve stakeholders, public, open house and presentation. [Comment: In a more community integrated process, item "j)" should be arranged so it occurs at several instances and not just one time, with selected community members in attendance]

k) Develop and present a minimum of three (3) schematic designs options with preliminary cost estimates to City staff (4 meetings minimum). [Comment: Item "k)" can be interpreted as only including selected city staff. These meetings should/might include a community representative(s) with experience and skill in engineering, architecture and construction.]

c) Some Project Requirements / Problems

[Community Comment: This is a list directly from the RFP and shown highlighted are some of the major discretionary items to be considered by the Design Firm. Community and Ward Councilor input here is vital. This is the opening that the city has provided us to comment on, and we should]

- Dasher boards need to be replaced. New fencing as well needs to be done. Install new steel dasher board, and eliminate the removal section – must be confirmed by Recreation staff
- Request to have new kick plates on the dasher boards to be screwed or fastened into a wood 2x6 or 2x8 to allow for easier installation and replacement.
- Brine system is in good condition, rink slab in fair condition but only 10-15 years old, should still have another 10-15 years left.
- Rebar is starting to be exposed on the rink slab and many cracks.
- On dasher boards – have spring-loaded gates (east side) and 14ft openings and keep current gate access
- Light fixtures for the rink can be replaced (poles are still in good condition)
- More lighting is require in the mechanical buildings
- Optional – repave between the two mechanical buildings. Header trench is in good condition, but an inspection by engineer may be required (inspected ten years ago).
- Change into a family change room where men's change room is located. Change women's change room into a multi-purpose space with tile floors (for community meetings, classrooms)
- Improve lighting Reconfigure lockers Redesign lobby/front desk so you can see people entering.
- Floor just redone by MLE in lobby
- The locker room and staff area change into hockey change room
- Pool basin needs to be redone
- Hot water heater has problems
- New janitor sink in mechanical room
- Shade structure for main rink with lights, ventilation, bleachers, etc...
- Relocating training rink

- Pleasure skating trail
- Relocate mechanical room
- New equipment Redesign AIR and ODP for shared facility Redesign of entire complex, particularly AIR, zamboni room, mechanical room, rinks.
- Replacement of the refrigerated concrete slab and piping including the main header piping and all associated valves and fittings. Suggest replacing the Ammonia/Brine system with Ammonia/ Ethylene Glycol. Install two new Mycom 100 hp M 6 series refrigeration compressor.
- Removal of existing compressors. Increasing the total refrigeration Tonnage.
- Replacement of existing Motor control centre and replace with Motor control Panel complete with soft starters.
- Replace existing Evaporative condenser complete with cooling loop for compressors, Brine Chiller with Plate and frame Heat Exchanger and all associated pumps and fittings.
- Overhead lighting fixture to be replaced (reuse Poles, Wireline and contacts) Suggested Fixtures Hubble or Copper with built in deflectors.
- New board system made from aluminum frames and Fiberglass reinforced plastic including Kickboards and top rails.
- One new swing gate for each rink pad at East end with 14' clear openings for snow removal.
- Man gates on West end of each rink pad and one at the Northeast corner.
- Storage for the Zanbonie[zamboni]. Adapt the existing Garage or install a new Steel structure, 15" x 20"
- New artificial ice skating trail at Greenwood Park

[Community Comment: Generally missing from the RFP is an emphasis on 'Sustainable Design'. Things such as geo-thermal, solar heating, solar electrical (a.k.a. photovoltaic), water recycling, green roofing as a means of water diversion, and additional site drainage or dampness control for the park in general. The potential for a reduction of energy use by the park facilities in the future may have an impact on the re-distribution of anticipated savings.]



One Concept of shade structure over main rink. To include bleachers, lights, snow collection removal, natural air circulation/ventillation, etc. Proponent will be required to present at least 3 concepts with associated estimated cost.

[Community Comment: This structural canopy is a discretionary expenditure – not maintenance but a design change. Community users should have input into its evolution and development.]