

**COUNCIL MEETING**  
**COMMUNITY SERVICES DEPARTMENT**  
**FACILITIES DIVISION**

**REPORT CS-2024-25**  
**September 10, 2024**

**SUBJECT:** RFP Award: Cooks Mills Needs Study and Preliminary Design

**AUTHOR:** Frank Pearson, Manager of Facilities, Operations & Development

**APPROVING:** Jessica Ruddell, Director of Community Services

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**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to Spriet Associates London Limited for the provision of the Cooks Mills Feasibility Study, as detailed in RFP24-09.

**RELATIONSHIP TO STRATEGIC PLAN:**

This recommendation is aligned to Council’s strategic priority of ensuring “**Health and Wellbeing**” to promote personal health and well-being by offering an abundance of activities that meet the diverse needs and interests all while, advocating for improved health care throughout the city, and supporting the need for safety and security.

**EXECUTIVE SUMMARY:**

The City of Welland is committed to fostering a healthy and inclusive environment that reflects the evolving needs and aspirations of its residents. Investing in the Cooks Mills Feasibility Study is a proactive step towards ensuring that our community continues to thrive by offering high-quality, accessible recreational, and social spaces. This study is a foundational element in our long-term strategic plan to create sustainable, high-quality public spaces that will serve the community for generations to come.

**BACKGROUND:**

The Cooks Mills Community Hall and adjacent structures, originally constructed in 1966, were assessed in 2022 through comprehensive Building Condition Assessments. These assessments revealed that the buildings are in poor

condition, requiring significant upgrades or potential redevelopment to maintain the level of service expected by the community. Given the City’s population growth and changing demographics, it is essential to evaluate the current and future needs of the Cooks Mills site to provide facilities that serve the community effectively.

The Cooks Mills Needs Study and Preliminary Design will explore options for decommissioning existing structures, designing new facilities, and developing park areas that align with the community’s needs. This study will also provide critical information to guide the City in making informed decisions about the future of these facilities.

**DISCUSSION:**

The City of Welland issued RFP24-09 Cooks Mills Needs Study and Preliminary Design competitively on Bidding June 14, 2024. The proposal closed on July 28, 2024, and the City of Welland received five (5) compliant proposal submissions:

<u>Provider</u>	<u>Scoring</u>
1. Spriet Associates London Limited	1st
2. a+LiNK Architecture Inc	2 <sup>nd</sup>
3. Shift Landscape Architecture	3 <sup>rd</sup>
4. ATA Architects Inc	4 <sup>th</sup>
5. Masri O Inc. Architects	5 <sup>th</sup>

Staff from Community Services evaluated the compliant proposals on deliverables, project understandings, methodology, work plan, experience, and price. Based on these criteria, staff is recommending Spriet Associates London Limited.

The feasibility study will include multiple opportunities to gather resident and stakeholder feedback through a variety of methods.

**FINANCIAL:**

As shown above, Spriet Associates London Limited is the highest-scoring proponent and is recommended for an award.

<b>Vendor Name</b>	<b>Total Cost (pre-tax)</b>	<b>Inclusive of City Tax</b>
Spriet Associates London Limited	\$45,190.00	\$45,985.34

Funding for the project will be provided through the Cooks Mills Feasibility Study capital project account, approved by Council.

<b>Capital Project</b>	<b>Funding Available</b>
Cooks Mills Feasibility Study: 10-448-24468	\$ 50,000.00

**CONCLUSION:**

Approving the Cooks Mills Needs Study and Preliminary Design is a critical step in our commitment to maintaining and enhancing the quality of life for all Welland residents. This study will provide the necessary insights and guidance to ensure our facilities meet the community's needs both now and in the future.

**ATTACHMENT:**

None.