

COMMITTEE REPORT

To: Mayor & Council

Date: April 2, 2010

From: Bill Preisentanz, CAO

Re: LOW Discovery Centre – Interpretive Programming Services

Recommendation

That Council of the City of Kenora provide authorization to the LOW Discovery Centre Working Committee to acquire services and equipment for the design and development of interpretive elements for the Lake of the Woods Discovery Centre either through sole sourcing or competitive bidding as determined by the Working Committee.

Background

Council will recall that when Intake 2 of the Build Canada Fund was announced in April 2009, the City of Kenora made application under the Communities Component for funding the Norman Park Transportation Centre in the amount of \$3,115,508.00:

▪ Interpretive Centre	\$1,584,800
▪ Site servicing	\$ 990,000
▪ Detailed design, contract admin	\$ 257,480
▪ Contingency	\$ 283,228

In June 2009 the City received notice that the application was successful with 2/3 (\$2,077,006) funding being provided by Federal and Provincial governments. The City's source of funding for its share of the costs was identified through the issuance of debenture debt. At the September 21, 2009 Council meeting, Council ratified agreements with both levels of senior government for the funding.

Since that time the LOW Discovery Centre Working Committee comprised of two Council members and administrative staff have been meeting with David Nelson to develop a final design that incorporates the key components of a Discovery Centre for the City of Kenora given the March 2011 deadline for the project. Its scenic location on Lake of the Woods at Cameron Bay provides unique opportunities to showcase the Lake as

well as its historic location at the Rat Portage. In order to take advantage of the natural beauty of this unique location as well as escalating construction costs, funding allocations were re-apportioned from site servicing to the Interpretive Centre and the Site Development:

Interpretive Centre	\$1.750
Site development	\$0.395
Interpretive programming, furnishing	\$0.250
Site servicing	\$0.100
Detailed design, contract admin	\$0.210
Contingency	<u>\$0.411</u>
	\$3.116

While the building and its design has been a key consideration, it is the belief of the Working Committee that the long term viability and success of this Interpretive Centre will be dependent upon the programming component and its connection with the Lake. To that end, at its September 21, 2009 meeting Council authorized \$50,000 for the 'design of the interpretive programming elements of Lake of the Woods Discovery Centre'. This work was subsequently sole-sourced to Lunny Design & Production Group Inc.. This Company is located in Vancouver and is known around the world for its design and development of interpretive sites. By chance, the owner of the Company is Shane Lunny, who has direct family ties with Lake of the Woods. His company has provided programming for the Government of Canada at the summer Olympics in China as well as BC Hydro at the winter Olympics in Vancouver.

It has become apparent as the Working Committee has worked through the various phases of this project that the design and development of the interpretive elements represents a creative process and is difficult to qualify and quantify these concepts. The fear being that the balance of the funding allocated for interpretive programming (approximately \$190,000) will be spent on concepts and design development as opposed to exhibits and interpretive media integrated into the design of the Discovery Centre. While sole-sourcing is not the preferred process to arrive at a final product for this phase of the project, reliance on the experiences of other interpretive centres and the advice of outside experts may be the most viable option given the timelines and nature of the product.

City Purchasing Policy

The City's Procurement Policy provides for sole source purchases as follows:

"A sole source purchase may be made for the procurement of goods, services or construction without issuing a request for tenders/proposals where the compatibility of a purchase with existing equipment, facilities or services is the paramount consideration."

The Policy goes on to require Council approval for:

"Any contract where a good, service or construction is available from only one source and the total acquisition cost of such good, service or construction exceeds \$100,000; or where a bid solicitation has been restricted to a single source of supply because standardization or compatibility is the overriding consideration."