

NO: R152

COUNCIL DATE: July 25, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 21, 2022**

FROM: **Acting General Manager, Planning & Development**

FILE: **o800-2022
(Cloverdale Arena)**

SUBJECT: **Award of Contract No. 1220-030-2021-046
Cloverdale Sport & Ice Complex: Early Works and Pre-Engineered Metal
Building Structure**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Award Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP in the amount of \$13,399,070.74 (including GST) for the construction of early works and pre-engineered metal building structure related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 at \$15,000,000.00 (including GST and contingency); and
3. Authorize the Acting General Manager, Planning & Development to execute Contract No. 1220-030-2021-046.

INTENT

The purpose of this report is to seek Council approval to award a Contract for the construction of early works and pre-engineered metal building structure that are part of the Cloverdale Sport & Ice Complex development project (the "Project").

BACKGROUND

This Project was included in the 2021 Five-Year (2021-2025) Capital Financial Plan. The Project increases the overall Surrey ice capacity, while accommodating the need for additional ice arena in Cloverdale.

The Project includes two National Hockey League sized arena sheets, seating for 200 spectators per sheet, multi-purpose and community rooms, meeting rooms, officials' rooms, change rooms, and other supporting amenities. The Project will offer various programs including ice hockey, figure skating, public lessons, skating sessions and dry-floor summer use for sports, such as a lacrosse and ball hockey. The Project will be energy efficient and designed to meet the highest engineering and accessibility standards.

The Project also includes a new extension to 177B Street south of 64 Avenue, upgrades and improvements to 62 Avenue and the existing parking lot opposite to the Agriplex building, as well as new parking for approximately 160 spaces to serve the new arena.

Renderings for this Project are attached as Appendix "I".

In June 2021, a Request for Expressions of Interest ("RFEOI") and Statements of Qualification ("SOQ") No. 1220-050-2021-017 was issued for Construction Management Services for the Project. The RFEOI/SOQ was advertised on the City's website and posted on the BC Bid Website.

Following the RFEI/SOQ process, eight proponents were shortlisted and requested to submit a financial proposal including pricing, separately, for pre-construction services and for general contractor services. All eight proponents responded. Based on an evaluation of the proposals, it was concluded that the proposal from Graham Construction and Engineering LP ("Graham") provided the best overall value to the City.

DISCUSSION

In September 2021, Graham was awarded the contract for pre-construction services for the Project, which included assisting with the evaluation and value-engineering of the design, scheduling and cost estimating for the Project. Graham's performance has been satisfactory, and it is now recommended that the Contract with Graham be extended to include general contractor services for construction of the Project.

Tender Process

Graham and the architect (Taylor Kurtz Architecture + Design Inc. in association with Rounthwaite, Dick and Hadley Architects Inc.) have been working with City staff to obtain quotations for the work related to the early works and pre-engineered metal building structure, which is the subject of this report.

The work of each trade is being tendered separately with the intention of selecting the lowest quote for each element of the work and combining them under one general contract that would then be assigned to Graham as the general contractor for construction of the Project.

Quotation Process

Phased pre-qualification processes were issued by Graham to prequalify trade contractors for the Project's main works. The pre-qualification was publicly advertised. Upon completion of the evaluation process by Graham, the shortlisted trade contractors for the subject works were invited to submit quotations for the early works and pre-engineered metal building structure.

A list of the trade contractors who submitted a quotation for each component of the subject works of the Project is contained in Appendix "II", along with the respective price that they submitted. In each case, the bidder providing the lowest quotation that fully meets the specifications of the related work is being awarded that element of work.

General Contract

The successful quote for each element of the work is being combined into a "stipulated price" contract that includes an allowance for general conditions and contract management fees. This stipulated price contract amounts to \$13,399,070.74 (including GST). This Contract is proposed to be awarded to Graham. Graham will assume the risk associated with delivering the work of the Contract within the stipulated price.

Additional contracts will be awarded at a later date in relation to the remaining scopes of the Project. The same process will be followed in relation to selecting trades and in combining the related quotes into a Contract that will be awarded as a stipulated price contract to Graham.

Project Schedule

Construction of the Project will commence in August 2022. Following the work of this Contract, staff are working with Graham to obtain quotations for the work which includes piling and foundations. It is expected that the entire Project will be completed and ready for use in the summer of 2024.

Finance Department Review

The Finance Department has reviewed this report and has no concerns.

SUSTAINABILITY CONSIDERATIONS

The work of this contract will support the City's Sustainability Charter 2.0. In particular, the Project supports the Sustainability Charter 2.0 the theme of Built Environment and Neighbourhoods. Specifically, this project supports the following Desired Outcomes ("DOs"):

- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Neighbourhoods and Urban Design DO11: Surrey is at the forefront of sustainable and restorative building design and technology; and
- Neighbourhoods and Urban Design DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible.

FUNDING

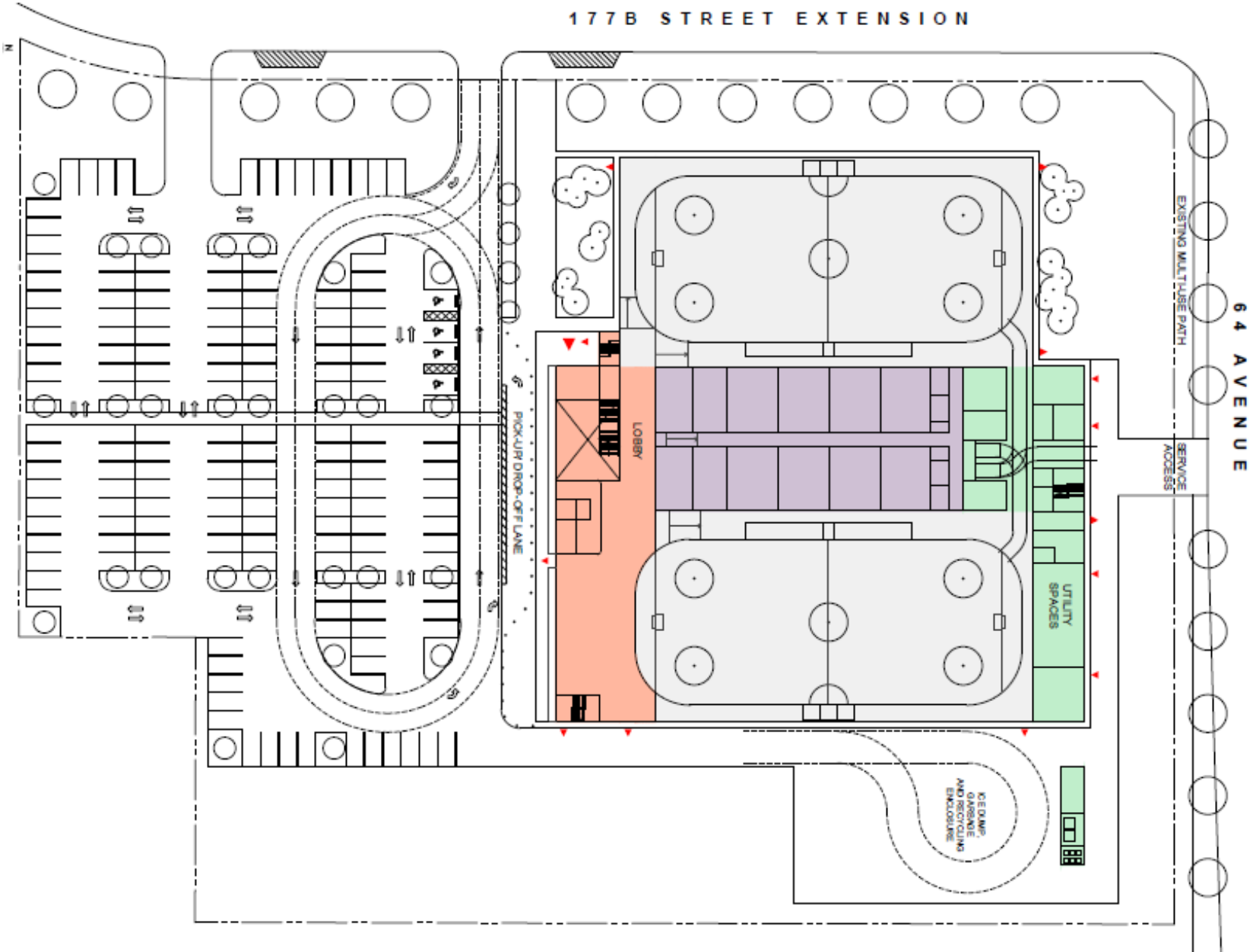
Funding for this Contract is available within the approved 2022 Five-Year (2022-2026) Capital Financial Plan.

Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development

JA/AA/cc

Appendix "I" - Cloverdale Sport & Ice Complex Renderings
Appendix "II" - Results of the Request for Quotations Process

Cloverdale Sport & Ice Complex Renderings





Cloverdale Sport & Ice Complex – Looking North



Cloverdale Sport & Ice Complex – 2nd Floor Concourse

**Cloverdale Sport & Ice Complex Project
Early Works & Pre-Engineered Metal Build Structure
Results of the Request for Quotations Process
(Only the lowest three complete and compliant bids are listed)**

1. **Site Security: (3 compliant bids received – prices exclude GST)**

Initial Security Service	\$153,146.00*
Canuk Security Services Limited	\$158,055.76*
Chief Security	\$168,861.00*

* Adjusted bid values to include missing scope.

2. **Earth Works & ESC: (3 compliant bids received – prices exclude GST)**

Tybo Contracting Ltd.	\$3,080,517.27*
King Hoe Excavating	\$3,089,403.36*
BD Hall Constructors Corp.	\$4,011,431.10*

* Adjusted bid values to include missing scope.

3. **Pre-Engineered Metal Building Structure: (3 compliant bids received – prices exclude GST)**

Ferro Building Systems Ltd.	\$7,461,858.41*
MBG Buildings Inc.	\$7,785,347.50*
Elan Construction Limited	\$8,571,400.00*

* Adjusted bid values to include missing scope.

4. **Cash Allowances:**

Temporary Electrical Service	\$151,020.40
Sub-total Cash Allowances	\$151,020.40

Sub-total (items 1 - 4 above) \$10,846,542.08

General Conditions \$1,635,832.34

Contract Management Fees \$278,645.33

Total Contract Amount (excluding GST) \$12,761,019.75

Total Contract Amount (including GST) \$13,399,070.74