

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 22, 2024**

FROM: **General Manager, Engineering**

FILE: **1724-009/21**

SUBJECT: **Award of Contract No. 1724-009-21
189A Street Road Improvements and Truck Parking Facility**

RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Award Contract No. 1724-009-21 to B.A. Blacktop Ltd. in the amount of \$988,761.25 (including GST) for 189A Street Road Improvements and Truck Parking Facility;
2. Set the expenditure authorization limit for Contract No. 1724-009-21 at \$1,088,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1724-009-21.

INTENT

The intent of this report is to seek Council's approval to award a contract for the 189A Street Road Improvements and Truck Parking Facility.

BACKGROUND

On March 11, 2024, Council endorsed, through Corporate Report No. R048; 2024 attached to this report as Appendix "I", a plan to address the ongoing shortage of truck parking spaces by improving and temporarily leasing four City-owned sites, one of which is located at address 18949 – 52 Avenue (the "Site"). Capital investments by the City are required to improve the Site for future redevelopment, in the meantime, the Site could be utilized for temporary truck parking.

DISCUSSION

Scope of Work

The improvements to the Site described above under this contract generally consist of importing and grading of gravel fill and the construction of driveway access. In addition to the works on the Site, the construction package related to this contract consists of road improvements along 189A Street between 52 Avenue and 5300 Block, which includes widening 189A Street to the ultimate collector road standard, improvements to accommodate on-street truck parking, pedestrian facilities, boulevards and street lighting. The project locations are listed in the following table, which are also illustrated on the map attached to this report as Appendix "II":

Map Reference Number	Project #	Project Description	Location
1	R-20493	Road Improvements	189A Street: 52 Avenue to 5300 Block
2	33040	City Property Improvements	18949 – 52 Avenue

The contract permits construction from 7:00 a.m. to 10:00 p.m., Monday through Friday, in compliance with the *Surrey Noise Control Bylaw, 1982, No. 7044*.

Invitation to Tender Results

An Invitation to Tender followed the City’s Purchasing Bylaw and was publicly posted on the BC Bid and City of Surrey websites. Tenders for the subject contract were opened on May 14, 2024 with the following results:

Contractor	Tendered Amount with GST	Corrected Amount
1. B.A. Blacktop Ltd.	\$988,761.25	No Change
2. Mainland Construction Materials ULC dba Winvan	\$1,096,147.50	No Change
3. All Roads Construction Ltd.	\$1,132,614.00	No Change
4. GB Paving Ltd.	\$1,149,669.15	No Change
5. Jack Cewe Construction Ltd.	\$1,259,721.75	No Change

The Engineer’s (ISL Engineering and Land Services Ltd.) pre-tender estimate was \$1.3 million (including GST).

Evaluation

The submissions were reviewed for accuracy and completeness. One tender was found to be non-compliant, and as such was rejected. No errors were found in the remaining compliant tenders. All submissions included the required 10% bid bond, and were signed on the Tender Form.

The low bidder, B.A. Blacktop Ltd., has provided a Consent of Surety for a Performance Bond and a Labour & Materials Bond, and agreed to complete the work within 60 working days, as stipulated in the contract. B.A. Blacktop Ltd.’s past performance on similar work has been satisfactory. They have no outstanding legal claims against the City. It is recommended that B.A. Blacktop Ltd. be awarded Contract No. 1724-009-21.

Project Schedule

The contract work is expected to start in June, 2024, and be completed by September, 2024.

FUNDING

Funding for the roadworks portion along 189 Street contract is available in the approved 2024 Transportation Budget, while funding for the improvements to the Site are available in the Corporate Budget.

Scott Neuman, P.Eng.
General Manager, Engineering

VJ/bn

Appendix "I" – Corporate Report No. Ro48; 2024
Appendix "II" – Map of Locations – Contract No. 1724-009-21

NO: R048

COUNCIL DATE: March 11, 2024

REGULAR COUNCIL

TO: Mayor & Council

DATE: March 6, 2024

FROM: General Manager, Engineering

FILE: 0930-30/515

SUBJECT: Use of Portions of City Properties for Commercial Truck Parking

RECOMMENDATION

The Engineering Department recommends that that Council:

1. Receive this report for information;
2. Subject to consideration and approval by Council of a Temporary Use Permit ("TUP") and a Truck Parking Facility Permit ("TPFP"), approve the execution by the Mayor and the City Clerk of a licence agreement for 13119, 13123 – 115A Avenue (PID #'s: 001-602-392 and 001-602-384), 13132/34 – 115B Avenue (PID #: 025-435-230) and 11561 – 132 Street (PID #: 030-116-031) between Prudential Transportation Ltd. and the City for a term of 36 months, with the option to extend the TUP and TPFP for an additional 36 months at the City's discretion;
3. Subject to consideration and approval by Council of a TPFP, approve the execution by the Mayor and the City Clerk of a licence agreement for 12875 – 112B Avenue (PID #: 027-996-166) between Prudential Transportation Ltd. and the City for a term of 60 months;
4. Subject to consideration and approval by Council of a TUP and a TPFP, approve the execution by the Mayor and the City Clerk of a licence agreement for 17768 – 96 Avenue (PID #: 002-283-654) between Prudential Transportation Ltd. and the City for a term of 36 months, with the option to extend the TUP and TPFP for an additional 36 months at the City's discretion;
5. Subject to consideration and approval by Council of a TPFP, approve the execution by the Mayor and the City Clerk of a licence agreement for 18949 – 52 Avenue (PID #: 012-369-080) between Prudential Transportation Ltd. and the City for a term of 60 months;
6. Authorize the General Manager, Engineering to proceed with preparation of the four sites for truck parking purposes, as described in this report.

INTENT

The purpose of this report is to provide an overview and seek Council approval of the proposed license agreements and use of portions of four City properties, as illustrated on the attached Appendices “I” to “IV”, for commercial truck parking. The license duration for Sites 1 and 3 will be for a period up to three years, subject to the issuance of TFPFs and TUPs, as required, with the option to extend for an additional three years. The license duration for Sites 2 and 4 will be for a period up to five years, subject to the issuance of TFPFs, with the ability to extend one year to match the total duration of six years for all four sites.

BACKGROUND

The City has experienced a significant shortfall of truck parking spaces for the transportation industry for a considerable duration of time. The City is seeking to address this ongoing shortage of truck parking spaces that have been a longstanding issue and led to an array of issues including Bylaw infractions for overweight vehicle parking and unauthorized use of designated truck routes, as well as negative ramifications for Surrey businesses and residents including noise complaints, safety concerns, damage to roads, diesel fumes and oil leaks. A contributing factor toward these issues is the lack of available parking spaces for large commercial vehicles.

The City is endeavoring to improve this situation by leasing the following City-owned sites, on a temporary basis, specifically for the purpose of truck parking to assist in increasing the local supply of truck parking stalls:

1. Site 1: 13119, 13123 – 115A Avenue, 13132/34 – 115B Avenue and 11561 – 132 Street, for an overall area of 6,219 m² (1.54 acres), as illustrated in Appendix “I”.
2. Site 2 – 12875 – 112B Avenue, for an overall area of 7,760 m² (1.92 acre) as illustrated in Appendix “II”.
3. Site 3 – 17768 – 96 Avenue, for an overall area of 7,637 m² (1.89 acre) as illustrated in Appendix “III”.
4. Site 4 – 18949 – 52 Avenue for an overall area of 4,712 m² (1.16 acre) as illustrated in Appendix “IV”.

Collectively, the above four sites total 26,328m² (6.51 acres) of land being leased temporarily for a commercial truck parking purposes, which equates to approximately 150 truck parking spaces being made available.

DISCUSSION

On December 18, 2023, a Request for Expression of Interest – Statement of Qualification (“RFEOI”) was posted on the City of Surrey and BC Bid websites. The solicitation process was originally intended to close on January 31, 2024 but was extended on two separate occasions to ultimately close on February 23, 2024. These extensions were intended to facilitate maximum exposure and responses from interested proponents.

The City's procurement team undertook the following efforts to market this RFEOI:

- During the selection process, staff proactively reached out to numerous local trucking companies to raise awareness about the RFEOI;
- The solicitation was posted to the City's truck parking webpage and an eNews email was sent to 262 individuals who had signed up to this page;
- Ads were posted on the City's social media channels;
- This initiative attracted significant media attention and was covered in the Vancouver Sun and other local newspapers, including South Asian media print and radio outlets; and
- The City issued an official news release on this opportunity.

Overall, staff's robust marketing efforts have ensured a high level of community awareness around this opportunity.

In total, the City received six submissions from interested proponents.

RFEOI/SOQ Evaluation

The City received Expressions of Interest from the following operators;

- APM Transportation;
- Big Country Storage Terminals Ltd.;
- BST Transportation Richmond;
- Golden Express Trucking Inc.;
- Lotus Terminals Ltd.; and
- Prudential Transportation Ltd.

The evaluation included consideration of previous and recent performance on projects of a similar scale and nature, proponents' financial stability and proposed business plan, understanding of the project scope, demonstrated capability to deliver project objectives, schedule, and financial submission.

In consideration of the above factors, the best value submission is from Prudential Transportation Ltd. ("Prudential"). Key features of Prudential's submission include:

- Well established, large, Surrey-based transportation company;
- Strong financial standing to finance operations;
- Experienced in operating large truck parks;
- Reputable client list and strong references;
- Well developed business plan;
- Parking is for the community rather than their own business;
- Parking for Surrey-based trucks will be prioritized over all others;
- Experienced project team;
- No outstanding legal claims and/or bylaws issues; and
- Competitive financial offers for all sites.

It is recommended that Prudential Transportation Ltd. be awarded the opportunity to operate the truck parking facilities at the Sites included in this report.

Zoning, Plan Designations and Land Uses

Site 1 properties are located at 13119, 13123 – 115A Avenue, 13132/34 – 115B Avenue and 11561 – 132 Street. The low-lying properties are covered with vegetation and will need preloading prior to use. The properties are zoned Special Industry (I-4) Zone, and Light Impact Industrial (IL) Zone. Site 1 is designated “General Industrial” in the 1986 Local Area Plan.

Site 2 located at 12875 – 112B Avenue is zoned Light Impact Industrial (IL) Zone and designated “General Industrial” in the 1986 Local area Plan. This land was previously used for municipal operations, such as gravel and pipe storage, and is now vacant.

Site 3 located at 17768 – 96 Avenue is heavily treed and currently zoned One-Acre Residential (RA) Zone. This property is designated “Light Industrial” in the Anniedale Tynehead NCP.

Site 4 located at 18949 – 52 Avenue is vacant land acquired as part of the Robert’s Bank Rail Corridor project in the mid 2010’s. The property is zoned Light Impact Industrial (IL) Zone and designated “General Industrial” in the 1986 Local Area Plan.

Site/Land Preparation and Funding

The City will undertake the primary initial capital investments to improve the Sites as may be necessary for truck parking facility purposes. City responsibilities will include: tree clearing, importing and compaction of gravel fill and the construction of driveway access(es). The sites will remain gravel, for use by the proponent, and in accordance with our recommended truck parking servicing requirements.

The proponent will be responsible for fencing requirements and maintenance of the gravel surface, which may include import of additional granular fill as required, to support their operations. In the event the proponent seeks to repair or maintain trucks on the property, it will be their responsibility for paving those applicable portions of the property, including oil-water separator, and the proponent is required to install and maintain temporary washroom facilities as may be required.

Legal Services Review

This report has been reviewed by Legal Services.

FUNDING

The City’s proposed 2024 – 2025 budget includes a one-time, capital investment of \$2 million in general revenue for this initiative, which will be recovered through the recommended license agreement fees and related property taxes.

CONCLUSION

It is recommended that the City enter into licensing agreements with Prudential Transportation Ltd., subject to consideration and approval by Council of the appropriate TFPs and TUPs, in order to address the ongoing shortage of truck parking spaces in the City.



Scott Neuman, P.Eng.
General Manager, Engineering

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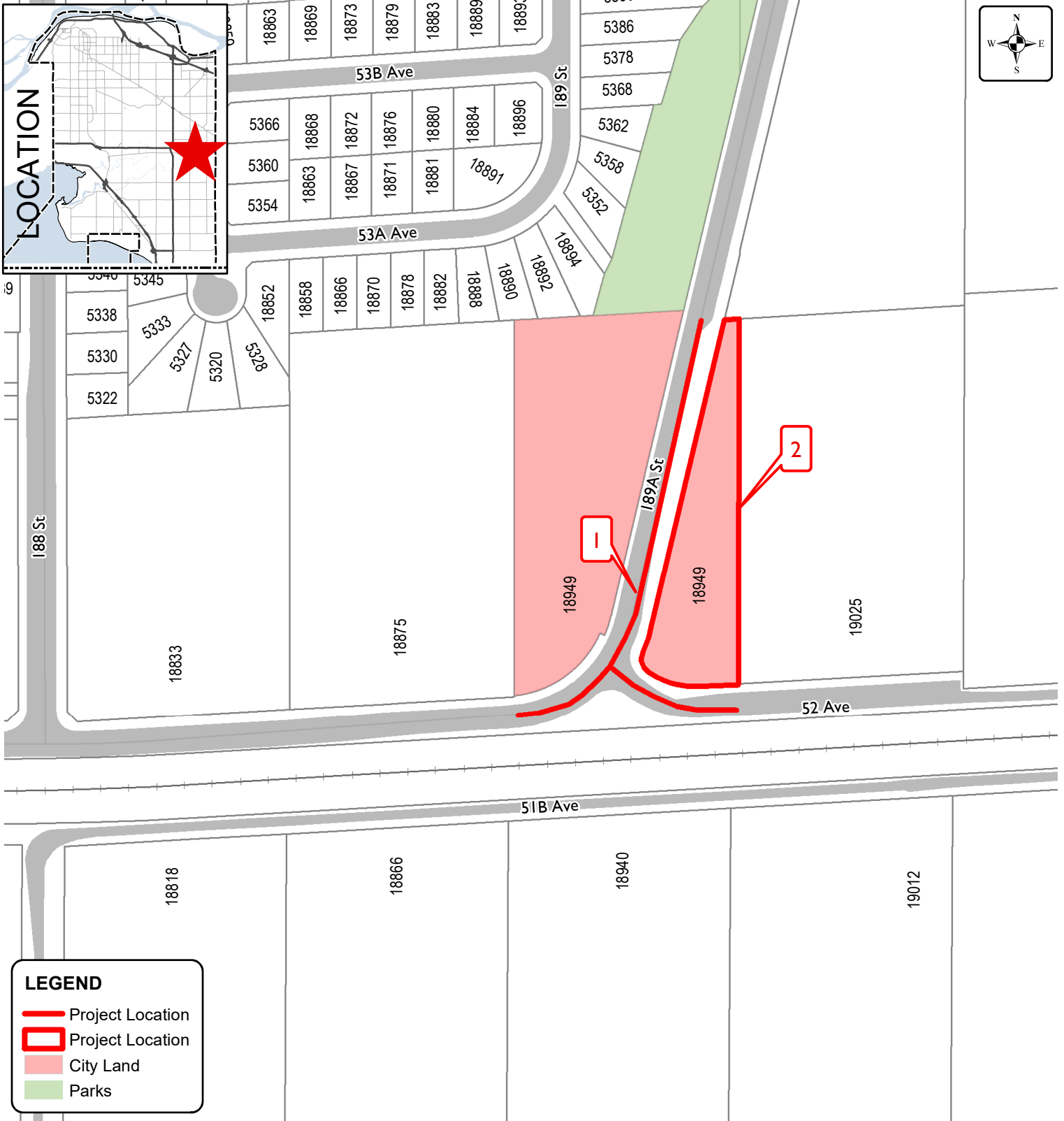
Appendices available upon request.

Appendix "I" – Aerial Photograph of Site 1

Appendix "II" – Aerial Photograph of Site 2

Appendix "III" – Aerial Photograph of Site 3

Appendix "IV" – Aerial Photograph of Site 4



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Contract No. 1724-009-21
189A Street Road Improvements
and Truck Parking Facility

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.