

NO: R153

COUNCIL DATE: July 22, 2024

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 17, 2024**

FROM: General Manager, Social Infrastructure & Community Investments **FILE: 0760-20 (Cloverdale Sport & Ice Complex)**
General Manager, Engineering

SUBJECT: Delegation of Authority for an Increase in Expenditure Authorization Limit and for the Award of a Construction Contract

RECOMMENDATION

The Social Infrastructure & Community Investments Department and the Engineering Department recommends that Council:

1. Receive this report for information;
2. Delegate authority to the City Manager, until August 30, 2024, to increase the expenditure authorization limit for Contract No. 1220-030-2021-046 with Graham Construction and Engineering LP for site preparations for the third sheet at the new Cloverdale Sport & Ice Complex, subject to the following conditions being satisfied:
 - a. Graham Construction and Engineering LP receives at least three quotations for the work;
 - b. The increased expenditure authorization limit is based on the lowest quotation that fully satisfies the specifications for the site preparation works; and
 - c. Council is informed in a timely manner of the quotations received, the results of the evaluation of the quotations, and the proponent which has been selected to carry out the site preparation works; and
3. Delegate authority to the City Manager, until August 30, 2024, to award Contract No. 4824-027-11 for the Fry's Corner Drainage Pump Station Improvements, subject to the following criteria being satisfied:
 - a. The contract is awarded to the contractor submitting the lowest bid, which fully meets the contract specifications;
 - b. The contract award is within the funding available in the 2024 Engineering Drainage Utilities Budget and within the engineer's estimate; and

- c. Council is informed in a timely manner of the submissions received, the results of the evaluation of the submissions, and the contractor which has been selected to carry out the improvements.

INTENT

The purpose of this report is to obtain Council approval to delegate authority to the City Manager to increase the expenditure authorization limit for Graham Construction and Engineering LP (“Graham”) Contract No. 1220-030-2021-046 related to site preparation works for the Cloverdale Sport & Ice Complex and award Contract No. 4824-027-11 for the Fry’s Corner Drainage Pump Station Improvements.

BACKGROUND

Cloverdale Sport & Ice Complex

To date, Council has awarded six contracts to Graham for the construction the Cloverdale Sport & Ice Complex comprising of early works, the pre-engineered metal building structure, the supply and installation of foundation piles, civil, formwork, reinforcement steel, concrete supply, electrical, mechanical, ice plant refrigeration, elevator, building envelope and interior finishes, retroplate flooring, landscaping, roof anchors and miscellaneous steel.

On June 5, 2023, as part of Corporate Report No. R092; 2023, Council approved the design and construction administration services for the addition of a third ice sheet on a portion of the lands that are currently leased to Warner Bros. until September 30, 2025, for filming purposes.

Warner Bros. has recently advised the City that they are concluding filming on the site and will be vacating the site in September 2024, approximately one-year earlier than originally scheduled. As a result, the City is able to commence construction of the third sheet earlier than expected.

In order to provide a level site for construction of the third ice sheet, existing fill material needs to be removed from the site. Staff are currently working with the architect and consultants’ team to establish the volume of material that needs to be removed, and Graham will then obtain quotations for the work.

Fry’s Corner Pump Station Improvements

Improvements to the Fry’s Corner Pump Station located at 7627-176 Street are required through the establishment of a sheet pile drainage ‘cut-off’ wall to prevent ongoing seepage issues within the dyke and the underside of the Fry’s Corner Pump Station.

DISCUSSION

Cloverdale Sport & Ice Complex

It is beneficial to complete removal of the existing fill material in the summer months when the material is dry. It is also beneficial to complete the removal ahead of the first two sheets being operational next year. As a result, it is recommended that Council delegate authority to the City Manager until August 30, 2024 to increase the expenditure authorization limit for Contract No. 1220-030-2021-046 with Graham for site preparation works for the third sheet at the new Cloverdale Sport & Ice Complex.

The site preparation works is anticipated to commence in August 2024 and be completed by October 2024. Following completion of the site preparation works for the third ice sheet, geotechnical investigations will take place that will inform the design of the third ice sheet. Staff expect that the third ice sheet will be completed in Summer 2027.

The estimated cost for this work, including GST and contingencies is \$3.3 million.

Construction of the first two sheets continue to advance as illustrated in the recent aerial images provided as Appendix "I".

Council will be advised by staff through inter office memorandum of the quotations received, the results of the evaluation of the quotations, and the proponent which has been selected to carry out the site preparation works.

Fry's Corner Pump Station Improvements

As the needed sheet pile wall installation work will be completed within the Serpentine River, the work must be completed during the summer months when water levels in the Serpentine River are generally lower and during the Provincial in-stream work window. As a result, it is recommended that Council delegate authority to the City Manager until August 30, 2024 to award Contract No. 4824-027-11 for the Fry's Corner Drainage Pump Station Improvements. The location of the project is shown in Appendix "II".

The Fry's Corner Pump Station Improvements is anticipated to commence in August 2024 and be completed by September 2024.

The estimated cost for this work, including GST and contingencies is \$2.0 million.

Council will be advised by staff through inter office memorandum of the submissions received, the results of the evaluation of the submissions, and the contractor which has been selected to carry out the improvements.

Legal Services Review

This report has been reviewed by Legal Services.

FUNDING

Funding for this increase in expenditure authority for the Cloverdale Sport & Ice Complex is available within the approved budget in the 2024 Five Year Financial Plan (2024-2028) - Capital Program. Funding for the award of contract for Fry's Corner Drainage Pump Station Improvements is available in the approved 2024 Engineering Utilities Budget.

Terry Waterhouse
General Manager, Social Infrastructure
& Community Investments

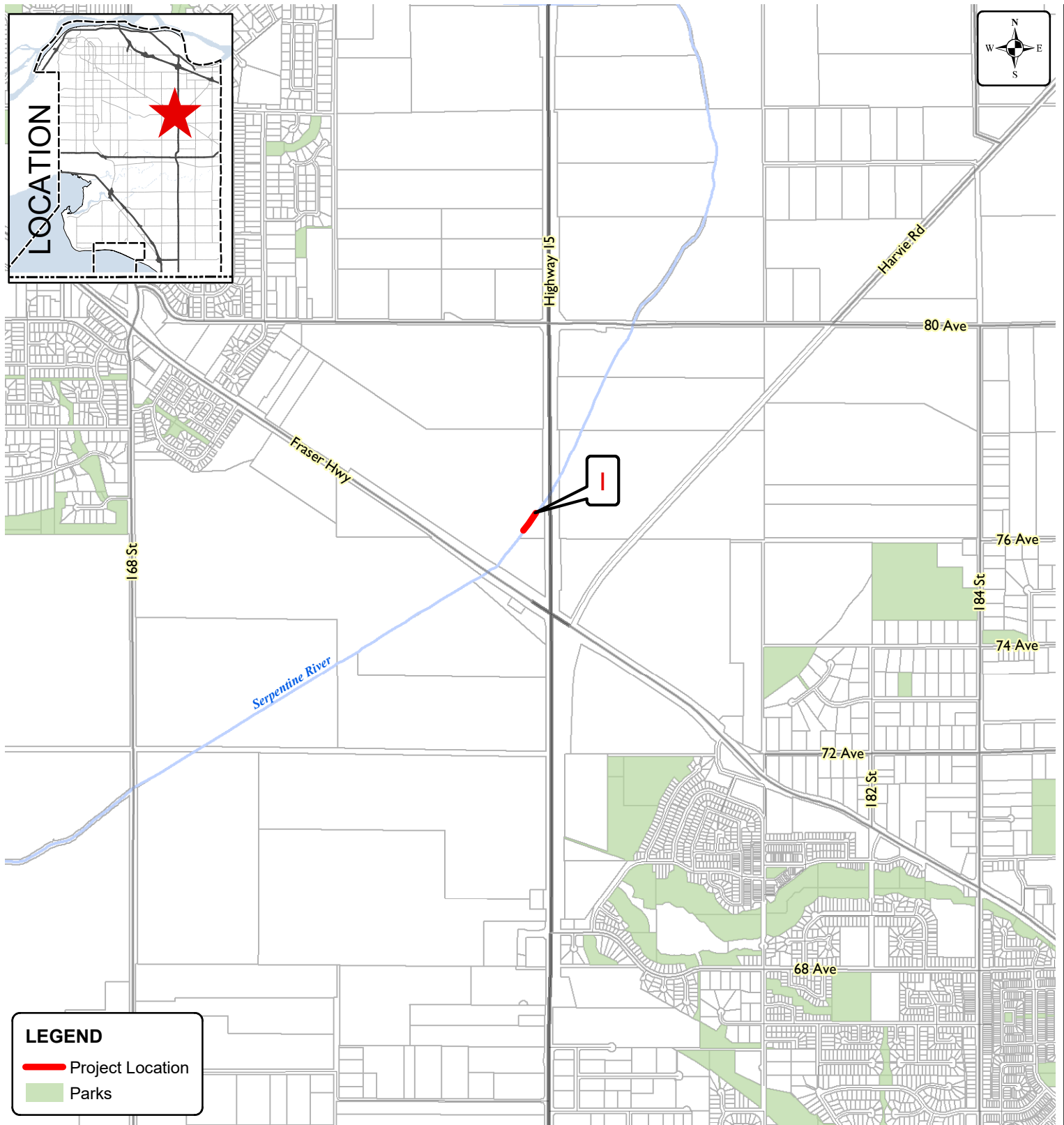
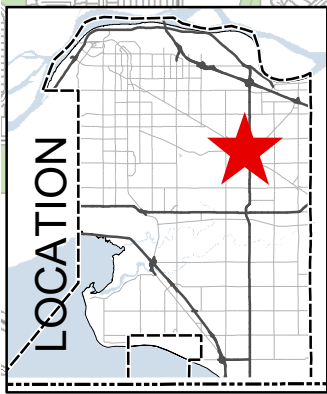
Scott Neuman, P.Eng.
General Manager, Engineering

Appendix "I" - Cloverdale Sport & Ice Complex – Aerial Image
Appendix "II" – Fry's Corner Drainage Pump Station Improvement

[https://surreybc.sharepoint.com/sites/sicihub/gm admin/corporate reports/2024/final/10-july 22/delegation of authority.docx](https://surreybc.sharepoint.com/sites/sicihub/gm%20admin/corporate%20reports/2024/final/10-july%2022/delegation%20of%20authority.docx)

Clverdale Sport & Ice Complex – Aerial Image





LEGEND

- Project Location
- Parks

Produced by GIS Section: 25-Jun-2021, JJR

Scale: 1:20,000 0 200 M



Fry's Corner Drainage Pump Station Improvements

7627 - 176 Street

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.