

Corporate Report

NO: R018

COUNCIL DATE: February 2,

2004

REGULAR COUNCIL

TO: **Mayor &
Council** DATE: **January 28,
2004**

FROM: **Interim General Manager** FILE: **0760-20/GR**
**Parks, Recreation and
Culture**

SUBJECT: **Guildford RCMP District 2 Office**

RECOMMENDATIONS

That Council:

Direct staff to enter into ~~It is recommended~~ negotiations with Titan Construction Co. Ltd. for a contract not to exceed \$1,768,000 including GST.

INTENT

The intent of this report is to enter into negotiations with Titan Construction Co. Ltd to conclude a Design-Build contract to deliver the Guildford RCMP District 2 Office.

BACKGROUND TO PROPOSED BUILDING

The Guildford RCMP District 2 Office was approved to be developed on the two (2) vacant lots at the southwest corner of 104 Avenue and 148 Street in Guildford.

The new structure would be a single story building with grade level parking. The project would provide 12,400 square feet for RCMP District Offices. No gym facilities would be provided due to the proximity of the location to the Guildford Recreation Centre.

This new structure will allow for the move of officers from the current District Office 2 which is located in Fleetwood. The rented space in Fleetwood would then be subletted for commercial use and a new storefront office would serve Fleetwood residents as well as another new storefront office proposed to be part of the new Fraser Heights Multi Purpose facility recently approved by Council which will be located on the north side of Highway No. 1.

DISCUSSION ON THE PROPOSED BUILDING

A Request for Expression of Interest from qualified Design-Build teams was issued and eleven (11) responses were

received. The project evaluation team reviewed the submissions and selected four teams to respond to the Request for Proposals to submit a Design-Build bid to deliver the Guildford RCMP District 2 Office. The Project Evaluation Team consists of representatives from the Building Division, Purchasing, RCMP and Planning, Design and Corporate Facilities.

Four Design-Build proposals were received from:

Titan Construction/Killick Metz Bowen Rose Architects	\$1,651,995 plus GST
Dominion Fairmile Const/Toby Russell Buckwell Architects	\$1,914,000 plus GST
Bird Construction/Kasian Kennedy Architecture	\$2,265,902 plus GST
D & T VVI/Darrell J.Epp Architect	\$3,046,208 plus GST

The lowest proposal has a per unit cost of \$133/square foot. This compares favourably with the \$204/square foot cost of the Semiahmoo Library/RCMP project constructed in 2003.

The proposals were reviewed on the principles of best value, including the design build price, builder's qualifications, building design and specifications, and approaches to sustainable building design and public art opportunities. Based on an evaluation point rating system, the Steering Committee has identified Titan Construction's submission as being the proposal providing the best value, and best opportunities for ongoing operational cost efficiencies.

Through the design-build process, staff will be working with Titan to identify cost saving measures in order to reduce the overall cost of construction.

Design Features

The building proposed by the Titan is a single-storey building with grade level parking.

The building materials are proposed to be of concrete and curtain wall glazing. Tilt-up construction will be employed for cost effectiveness and to meet the very tight timelines for occupancy. The floor plan will feature minimal hallways and corridors. The large boardroom in the lobby area can be isolated to allow for maximum flexibility of usage without encroaching in the secured working space in the building. Public washrooms will also be accessible from the lobby. The main entrance will be from 148 Street which is less busy than 104 Avenue.

Since the location is considered an area of high crime incidences, careful consideration were given to security concerns. There will be 80 parking spots for RCMP staff ,all within a parking lot secured by chain link fence. In addition, surveillance cameras will continuously monitor the parking lot as well as the main lobby.

Offices will be modestly finished with suspended ceiling while interview rooms and other sensitive areas will be sound-proofed.

The proposed building design has included among its goals as many environmentally friendly features similar to the LEED's program; however, the project would not go for LEED certification due to very tight budget. A water retention program would be included in the design.

Funding for Proposed Building

Preliminary project estimates were used to establish a budget of \$2,100,000 which is included in the 2003 Five Year Capital Budget. This estimate was established to deliver the design, construction and fit-out of the building, excluding the purchase of the lots.

The Furniture, Fixture and Equipment Budget of \$200,000 includes furniture and work stations to be re-used from the existing District 2 (currently sharing space in Fleetwood with District 3) office plus the IT budget and project contingency.

CONCLUSION

Following detailed review of the Design-Build proposal received, the proposal by Titan Construction Ltd. is the proposal offering not only lowest initial capital cost but also best value through provision of ongoing reduced operating cost opportunities.

Gerry McKinnon

Interim General Manager

Parks, Recreation and Culture

JLL:dlg

cc: - General Manager, Finance, HR & IT
- OIC, Surrey RCMP

APPENDIX "A"

Project Budget Guildford RCMP District 2 Office

Pre-design Costs	\$	20,000
Design and Construction	\$	1,767,635
Municipal Costs and Charges (Permits & GVRD DCC's)	\$	20,000
FF and E (Old furniture included)	\$	200,000
Public Art	\$	20,000
* Project Contingency		
General building contingency (2.9%)	\$	72,365

Total Project Budget

\$

2,100,000