

# Corporate Report

NO: R033

COUNCIL DATE: February 21,

2005

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## REGULAR COUNCIL

TO: **Mayor and Council**                      DATE: **February 17, 2005**

FROM: **General Manager, Planning and Development**      FILE: **0800-20** (City Hall)

SUBJECT: **Award of Contract for an Addition and Renovation to City Hall**

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## RECOMMENDATION

The Planning and Development Department recommends that Council approve the award of a contract to Ledcor Construction Limited, as General Contractor, for the construction of an addition to City Hall and for upgrading of and renovations to the existing tower building and the Council Chambers, at a total base amount of \$8,738,220, excluding GST.

## PURPOSE

The purpose of this report is to obtain Council approval to award a contract to Ledcor Construction Limited to proceed with the construction of additional office space at City Hall and for upgrading of and renovations to the existing tower building and the Council Chambers.

## BACKGROUND

At its meeting on December 1, 2003, Council considered Corporate Report No. C012, entitled "Expansion of and Renovations to City Hall" that outlined options for providing additional office space at City Hall and for upgrading the existing tower building and the Council Chambers. At that meeting, Council authorized staff to proceed with detailed design, tendering and construction of new office space, renovations to the existing tower and podium structure and renovations to the existing Council Chambers, with funding provided in the 2003 and 2004 Capital budgets.

Since that time, staff has been working with a team of consultants to complete the design of the project and tender the project.

The tender process is now complete and all prices have been reviewed. The project was tendered in separate components. These were tenders related to the provision of General Contracting services, to establish a lead contractor for the project, and a separate tender process related to all of the required trade components involved in the construction of the project.

With respect to obtaining general contracting services, the following process was followed:

1. Invitations to pre-qualify were sent to general contractors with the project management capabilities, during early May, 2004. Eighteen companies requested pre-qualification information packages. Twelve firms submitted qualifications for consideration by the City;
2. A short-list of four firms was established, based on a fixed set of selection criteria, including technical capability, project experience, personnel and references; and
3. The short-listed firms (see Appendix I) were invited to submit tenders for the construction management of the project. Four tenders were received. From these, Ledcor Construction Limited was selected.

The general contractor, Ledcor Construction Limited, with the assistance of City staff, was then required to solicit quotes for components of the project from trade firms that would need to be involved in the completion of the project. A total of 39 different components were tendered in this process.

For each component, Ledcor and City staff reviewed the quotes and selected the firm offering the lowest price for that component. These component prices have been assembled and summed to establish the total base amount of the contract, including the general contracting amount. Appendix II lists the firms that provided a bid for each component and identifies the firm and related price that was selected for each component. The total base contract amount is \$8,738,220. This amount is within the pre tender estimates and is also within the funding envelope available for the project in the approved City Capital budget.

Legal Services has reviewed the approach followed in tendering this project and is satisfied that it complies with all legal requirements.

### **Construction Schedule**

Subject to Council approval of the recommendation of this report, construction will commence this month (February, 2005) and is expected to be completed by December, 2005. As Council is aware, the renovations to the Council Chamber will require that Council meetings be held at an alternate location between May and August of this year. Arrangements are being made to hold Council meetings at the Surrey Sport and Leisure Complex during this period of time. Further information will be provided to Council on this aspect of the project in the next few weeks.

### **CONCLUSION**

Based on the above, it is recommended that Council approve the award of a contract to Ledcor Construction Limited, as General Contractor, for the construction of an addition to City Hall and for upgrading of and renovations to the existing tower building and the Council Chambers, at a total base amount of \$8,738,220, excluding GST.

Murray Dinwoodie  
General Manager  
Planning and Development

JLL:saw

#### Attachments:

- Appendix I Tenders for General Contractor Services
- Appendix II Tenders for Trade Components of the Project

**Tender for General Contractor Services**

**General Contractor Services Component**

**Selected Firm:** Ledcor Construction Limited \$617,961

**Other Firms Which Submitted Bids:**

- Stuart Olson
- Dominion Fairmile
- Omicoron

**Tenders for Trade Components of the Project**

**1. Demolition**

**Selected Firm:** 3R Demo 173,449

**Other Firms Which Submitted Bids:**

- Ace Demolition
- Impact Demolition
- Pacific Demolition
- Tham Demolition

**2. Hazardous Material**

**Selected Firm:** Quantum Environmental 139,305

**Other Firms Which Submitted Bids:**

- IES
- Actes
- Phoenix Environmental
- Enviro Vac

**3. Shoring**

**Selected Firm:** Southwest 54,500

**Other Firms Which Submitted Bids:**

- Bel
- Tyam
- Norex
- Matcon

**4. Earthworks**

**Selected Firm:** Tag 180,000

**Other Firms Which Submitted Bids:**

- Triahn
- Tyam
- Norex
- Matcon

5. **Paving and Curbs**

**Selected Firm: Grandview** 81,322

**Other Firms Which Submitted Bids:**

- Winvan
- AC Paving
- Palameri
- Custom

6. **Site Services**

**Selected Firm: Triahn** 234,234

**Other Firms Which Submitted Bids:**

- Progressive
- Matcon
- Norex Tyam

7. **Site Improvements (i.e., landscaping, sodding, etc.)**

**Selected Firm: Cora** 3,720

**Other Firm Which Submitted Bids:**

- Blue Pine

8. **Reinforcing Steel**

**Selected Firm: G & M** 196,750

**Other Firms Which Submitted Bids:**

- Lafarge
- Lower Mainland
- Harris
- Blue steel

9. **Concrete Formwork**

**Selected Firm: Intercoast** 603,925

**Other Firms Which Submitted Bids:**

- Conform
- Reid Taylor
- Leading Edge
- Grand Sierra

10. **PreCast Concrete**

**Selected Firm: Conforce** 180,000

**Other Firms Which Submitted Bids:**

- Surespan

11. **Unit Masonry**

**Selected Firm:** L & S 24,500

**Other Firms Which Submitted Bids:**

- Marsh
- Crs
- JP Metal
- JAW

12. **Structural Steel**

**Selected Firm:** Solid Rock 344,599

**Other Firms Which Submitted Bids:**

- Marsh
- Crs
- JP Metal
- JAW

13. **Architectural Millwork**

**Selected Firm:** Woodrose 49,750

**Other Firms Which Submitted Bids:**

- AMC
- Ace
- Trident
- Benchmark

14. **Waterproofing**

**Selected Firm:** Trory 20,640

**Other Firms Which Submitted Bids:**

- Peter Ross
- Columbia
- Jaysons

15. **Sprayed Insulation**

**Selected Firm:** Phoenix 7,130

**Other Firms Which Submitted Bids:**

- Greer

16. **Preformed Roofing**

**Selected Firm:** Flynn 30,674

**Other Firms Which Submitted Bids:**

- Keioth
- Westcoast
- Thermal

- Aabacatt

17. **Membrane Roofing**

**Selected Firm:** Flynn 124,983

**Other Firms Which Submitted Bids:**

- Design
- Transwest
- Metro
- Bollman

18. **Roof Specialties**

**Selected Firm:** CP 970

**Other Firms Which Submitted Bids:**

- Allmar
- Shanahans

19. **Metal Doors and Frames**

**Selected Firm:** Allmar 7,080

**Other Firms Which Submitted Bids:**

- CP
- Shanahans
- McGreggor

20. **Wood Doors and Frames**

**Selected Firm:** Allmar 13,118

**Other Firms Which Submitted Bids:**

- CP
- Shanahans
- McGreggor

21. **Special Doors**

**Selected Firm:** Shanahans 13,605

**Other Firms Which Submitted Bids:**

- Creative
- Hovik
- Dynaflair
- Ideal

22. **Hardware**

**Selected Firm:** Allmar 54,720

**Other Firms Which Submitted Bids:**

- CP
- Shanahans
- McGreggor

23. **Curtain Wall**
- Selected Firm: Concept 997,302**
- Other Firms Which Submitted Bids:**
- Columbia
  - Glastech
  - AGS
  - Artek
24. **Steel Studs and Drywall**
- Selected Firm: Robertson 293,931**
- Other Firms Which Submitted Bids:**
- LDP
  - Winwood
  - Power
  - Benchmark
25. **Ceiling Repairs**
- Selected Firm: Robertson 22,000**
- Other Firms Which Submitted Bids:**
- LDP
  - Winwood
  - Power
  - Benchmark
26. **Concrete Sealer**
- Selected Firm: Zelco 8,000**
- Other Firms Which Submitted Bids:**
- Korda
  - Oak
  - Fullers
  - Chamelion
27. **Flooring**
- Selected Firm: Ideal 118,089**
- Other Firms Which Submitted Bids:**
- Jordans
  - Fasttrack
  - Maxwell
  - Westward
28. **Painting**
- Selected Firm: Zelco 48,204**
- Other Firms Which Submitted Bids:**
- Kordel

- Oak
- Fullers
- Chamelion

29. **Toilet Partitions**

**Selected Firm:** Allmar 15,880

**Other Firms Which Submitted Bids:**

- Shanahans
- CP
- Hovik
- Panel

30. **Access Flooring**

**Selected Firm:** Access 127,589

**Other Firms Which Submitted Bids:**

- Camino
- Aspmaxcess
- Mercroft
- Benton

31. **WC Accessories**

**Selected Firm:** Allmar 14,995

**Other Firms Which Submitted Bids:**

- Shanahans
- CP
- Hovik
- Panel

32. **Audio Visual Equipment and Installation**

**Selected Firm:** Duo Comm 279,751

**Other Firms Which Submitted Bids:**

- Com. Electric
- Allstar
- Pro Sound
- Emergent

33. **Window Treatment**

**Selected Firm:** Cascadia 68,898

**Other Firms Which Submitted Bids:**

- Morane
- Four Seasons
- Newco
- Space and Time

34. **Foot Grills**



**Selected Firm: Allmar 1,295**

**Other Firms Which Submitted Bids:**

- CP
- Shanahans
- Panel
- Hovik

**35. Council Chamber Seating**

**Selected Firm: Irwin 56,143**

**Other Firms Which Submitted Bids:**

- Taledi

**36. Elevators**

**Selected Firm: Richmond 55,500**

**Other Firms Which Submitted Bids:**

- Thyssen
- Otis
- Kone
- Western

**37. Mechanical**

**Selected Firm: Division 15 1,994,750**

**Other Firms Which Submitted Bids:**

- Eagle Ridge
- GML
- Extreme
- PML

**38. Electrical**

**Selected Firm: Anton 708,890**

**Other Firms Which Submitted Bids:**

- Bridge
- Status
- Con Tec
- Mott

**39. Data/Telephone**

**Selected Firm: 4<sup>th</sup> Utility 241,800**

**Other Firms Which Submitted Bids:**

- Spectrum
  - DAS
  - Plan Group
  - Anton
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<b>Total Base Amount for Trade Components</b>	<b><u>\$7,591,991</u></b>
<b>Other Miscellaneous Project Work</b>	
• Expansion Joints	23,000
• Rough Carpentry	69,000
• Damp-proofing	1,000
• Fire Stopping	19,000
• Sealants	10,000
• Tiles	17,000
• Interior Finishes within Council Chamber	38,000
• Other Miscellaneous General Work	219,000
• Insurance	132,268
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<b>Sub-total Trades and Miscellaneous Costs</b>	<b>\$8,120,259</b>
<b>General Contractor Services</b>	<b><u>617,961</u></b>
<b>Total Base Contract Amount</b>	<b><u>\$8,738,220</u></b>

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