



Corporate Report

NO: R229

COUNCIL DATE: November 24, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: November 24, 2008

FROM: General Manager, Planning and Development FILE: 8000-20
(Olympic Training Venue)

SUBJECT: Surrey Olympic Training Venue (Games Preparation Centre) at Tom Binnie Park – Construction Management Process

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Set the expenditure authorization limit for the construction of the Surrey Olympic Games Preparation Centre at Tom Binnie Park at \$9,620,000 (including GST); and
3. Delegate authority to the City Manager to award trades and material supply contracts for this project up to the expenditure authority limit referenced in recommendation 2., subject to each such award being made to the lowest bidder meeting the contract specifications.

INTENT

The purpose of this report is to obtain Council approval of an expenditure authority for the construction of the Games Preparation Centre and of the delegation of authority to the City Manager to award the trades and material supply contracts associated with this project up to the expenditure limit approved by Council and subject to such awards being made to the low bidders in each circumstance.

DISCUSSION

The Games Preparation Centre will serve as a training centre in the lead up to the Games and will serve as an "Olympic Legacy" recreation centre for the citizens of Surrey after the Games. Council approved the design, construction and fit out of the project at a total budget of \$10.5 million at its Regular meeting on May 26, 2008 (Corporate Report No. R093).

On June 23, 2008, Council approved the recommendations of Corporate Report No. R116, which authorized the award of the contract for the design of the Games Preparation Centre to CEI Architecture Planning Interiors. Subsequently, based on a design prepared by CEI Architecture, Council approved a Development Permit for the project at its Regular Council Land Use meeting on September 29, 2008.

To deliver this project at the lowest cost within the required timeframe, staff has decided to use the “construction management” method for constructing the building. This method reduces the construction schedule by using the expertise of a construction management firm, which then is responsible for coordinating trades on a trade-by-trade basis and materials suppliers through separate quotes. Through a Request for Quotations (RFQ - Ref. No. 1220-40-60-08) process, Septra Projects Ltd. has been retained as the construction management firm for this project. They are now in the process of requesting quotes for each of different trade works and materials required to complete the project and will subsequently be responsible for coordinating the construction of the building and site management. Based on current estimates, the construction of the project will cost \$9,620,000 including GST. This amount will be spent on series of contracts with a variety of trades and materials suppliers, who will be responsible for providing materials for and constructing elements of the project (i.e., concrete works, plumbing, electrical, mechanical, etc.).

The construction management method is most efficient if Council delegates authority to the City Manager to award the various contracts to the trades and materials suppliers for this project so that the awards of such contracts do not have to be held waiting for Council meetings to occur. This delegation of authority to the City Manager is recommended for this project on the conditions that each such award be to the lowest bidder, which meets the contract specifications, and that the total of such awards do not exceed the expenditure authorization limit approved by Council for the project.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Set the expenditure authorization limit for the construction of the Surrey Olympic Games Preparation Centre at Tom Binnie Park at \$9,620,000 (including GST); and
- delegate authority to the City Manager to award trades and material supply contracts for this project up to the expenditure authority limit referenced in recommendation 2., subject to each such award being made to the lowest bidder meeting the contract specifications.

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