



Corporate Report

NO: R232

COUNCIL DATE: November 24, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: November 24, 2008

FROM: General Manager, Planning and Development FILE: 8000-20
(RCMP Expansion)

SUBJECT: Construction of the RCMP Main Detachment Expansion Project – Award of Contracts under the 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 RCMP Main Detachment Expansion Project at \$11,778,000 (including GST); and
3. Delegate authority to the City Manager to award trades and material supply contracts for this project up to the expenditure authorization 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 authorization limit for the construction of the RCMP Main Detachment Expansion Project 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 for the project and subject to each such award being made to the low bidder that meets the contract specifications.

DISCUSSION

The RCMP Main Detachment Expansion project (the “Project”) involves the construction of an office building containing approximately 33,000 square feet of floor area for housing police service functions. The expansion is taking place to the immediate north of the Main Detachment building.

On June 23, 2008, Council approved the recommendations of Corporate Report No. R115, which authorized the award of a contract for the design of the Project to Christopher Bozyk Architects Ltd.

To deliver this Project at the lowest cost, 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 is responsible for coordinating trades on a trade-by-trade basis and materials suppliers each through a separate quote process.

Through a Request for Quotations (RFQ - Ref. No. 1220-40-62-08) process, Unitech Construction Management Ltd. has been retained as the construction management firm for this Project. They will be responsible for 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 \$11,778,000 including GST. This amount will be spent on a 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 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.

Project Funding:

Funding for the Project is available within the 2008 approved Capital Budget combined with NCP contributions for police services and prior years' police service budget surplus amounts.

CONCLUSION

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

- Set the expenditure authorization limit for the construction of the RCMP Main Detachment Expansion Project at \$11,778,000 (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.

Jean Lamontagne
General Manager,
Planning and Development

GS:saw

q:\admin\managers\corporate reports\rcmp expansion.doc
K 7/19/10 4:21 PM