

NO: R043

COUNCIL DATE: March 1, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 1, 2010**

FROM: **General Manager, Planning and Development** FILE: **6520-20 (City Centre)
7960-01**

SUBJECT: **Construction of New City Centre Library – Approval of Contract for
Construction Management Services and Other Matters**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Award a contract for construction management services related to the construction of the new City Centre Library project to Dominion Fairmile Construction Ltd. in the amount of \$1,410,500, excluding GST; and
3. Delegate authority to the City Manager to award the contract for bulk excavation and the contract for foundation construction for this project subject to, in each case:
 - (a) the contract being awarded to the lowest quotation;
 - (b) the amount of the contract being within the pre-quotation estimate of the project engineer; and
 - (c) Council being informed of the quotes that were received, the evaluation of the quotes and the name of the company to which the contract is awarded.

INTENT

The purpose of this report is to obtain Council approval to award a contract for construction management services for the construction of the new City Centre Library and for the delegation of authority to the City Manager to award a contract for bulk excavation and a contract for foundation works while City staff collaborate with Dominion Fairmile Construction Ltd. to procure the remainder of the trades and material supplies for this project.

DISCUSSION

In April 2009, Council approved funding to commence the design work associated with a civic project in City Centre, including a City Hall, a City Centre Library and other public and private facilities, consistent with the vision developed earlier for City Centre.

An infrastructure grant application for the City Centre Library project was submitted and the City was successful in achieving a \$20 million grant provided equally by the federal and provincial governments toward the construction of the new flagship library.

On November 16, 2009, Council awarded a contract for the design of the new Library to Bing Thom Architects (Corporate Report No. R214). On February 1, 2010 Council approved funding for the construction of the new City Centre Library of \$36 million including the grant from the federal and provincial governments (Corporate Report No. R025).

City staff has proceeded with a Request for Proposals (RFP No. 1220-30-05-10) for construction management services with the intent of delivering this project at the lowest cost, through the use of the "stipulated sum" method of construction. This method reduces the cost and timeframe for construction by using the expertise of a construction management firm who is responsible for coordinating trades on a trade-by-trade basis and materials suppliers in collaboration with City staff. In response to the Request for Proposal process, 10 proposals were received and evaluated (attached as Appendix 1). A shortlist of three firms was established and interviews with those shortlisted firms were conducted. The three shortlisted firms were:

- PCL Constructors Westcoast Inc.;
- Scott Construction Group; and
- Dominion Fairmile Construction Ltd.

Based on an evaluation of the proposals including the proposed project team, delivery method, and overall fee proposal, it has been concluded that Dominion Fairmile Construction Ltd. is the preferred proponent.

Subject to Council approval of the award of a contract for construction management services for the delivery of the project, the construction manager, with the assistance of City staff, will solicit quotes for trades and materials necessary to complete the project. Once these quotes have been received and evaluated, the individual low quotes for each trade and material will be combined into a lump sum contract with a view to assigning the construction management firm to complete the project on a lump sum basis. A separate report will be forwarded to Council recommending the award of the overall "lump sum" construction contract in due course.

To achieve completion within the tight timelines for the project, it is recommended that Council delegate authority to the City Manager to award the contract related to bulk excavation and the contract related to foundation construction, prior to March 22, 2010 (the next scheduled meeting of City Council) in advance of the award of the "lump sum" contract. It is recommended that such delegation of authority be conditional upon the contract in each case being:

1. Awarded to the lowest quotation;
2. The amount being within the pre-quote estimate; and
3. Council being informed of the quotes that were received, the evaluation of the quotes and the name of the company to which the contract is awarded.

CONCLUSION

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

- Award a contract for construction management services related to the construction of the new City Centre Library project to Dominion Fairmile Construction Ltd. in the amount of \$1,410,500, excluding GST; and
- Delegate authority to the City Manager to award the contract for bulk excavation and the contract for foundation construction for this project subject to, in each case:
 - the contract being awarded to the lowest quotation;
 - the amount of the contract being within the pre-quotation estimate of the project engineer; and
 - Council being informed of the quotes that were received, the evaluation of the quotes and the name of the company to which the contract is awarded.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

JLL:saw

Attachment:

Appendix I Request for Proposals – List of Contractors

**Request for Proposals
List of Contractors**

**Vanbots Construction Inc.
Stuart Olson Constructors Inc.
PCL Constructors Westcoast Inc.
Dominion Fairmile Construction Ltd.
Scott Construction Management Ltd.
Ledcor Group of Companies Ledcor Construction Limited
Bosa Construction Inc.
ITC Commercial Inc.
EllisDon Corporation
Titan Construction Company Limited**

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