

NO: R205

COUNCIL DATE: September 13, 2010

REGULAR COUNCIL

TO: Mayor & Council **DATE: August 30, 2010**

FROM: General Manager, Parks, Recreation and Culture **FILE: 6140-20/G**

SUBJECT: Award of Contract # 1220-30-08-10 – Renovation to and Upgrading of the Surrey Nature Centre Education Building

RECOMMENDATION

The Parks, Recreation and Culture Department recommends that Council approve the award of Contact #1220-30-08-10 for renovations of and upgrades to the Surrey Nature Centre Education Building to Select Project Management in the amount of \$515,542, including HST.

INTENT

The purpose of this report is to obtain Council approval to award a contract to Select Project Management for renovations to and upgrading of the Cooler Building at the Surrey Nature Centre to allow its use as a classroom/education building.

BACKGROUND

In March 2008, Council approved the allocation of \$1,000,000 into a reserve account to fund the rehabilitation and upgrading of buildings and reconstruction of utility services in support of buildings on Green Timbers Park. The renovations and upgrades to the Cooler Building that will be completed under the subject contract will allow for its' use in delivering Environmental Programming as part of the Surrey Nature Centre Complex.

DISCUSSION

The firm of Matthew Woodruff Architecture was hired to develop detailed drawings for the renovations and upgrades for the Cooler/Classroom Building. A Construction Management process is being utilized for this project as it allows for flexibility in the development of final plans and construction processes working in concert with the selected contractor. The Construction Management process is beneficial in situations where there is a requirement for extensive renovations and upgrades to an existing building, as it creates opportunities for the contractor to provide meaningful input during the design phase that can translate into cost savings and a better finished product. Once the plans and scope of work are finalized, the City enters into a stipulated price contract with the contractor. The contractor is then responsible for delivering the project for the stipulated price.

The City issued an RFP for this project in April 2010. The RFP requested that proponents submit pricing for the following elements:

- Lump Sum Fixed Costs for Construction Management and Pre-Construction Services;
- Lump Sum Fixed Cost for General Conditions, Expenses and Overhead (Monthly); and
- Fixed % fee for profit for the General Contractor as well as all overhead costs not directly related to the site operations for Construction Contract.

A total of 7 proposals were received as follows:

- Select Project Management Ltd.
- KDS Construction Ltd.
- n. Wallace & Company Ltd.
- Manley Design and Construction Management Ltd.
- Ledcor Construction Limited
- PAX Construction Ltd.
- Denmar Cost Consultants

The proposals were reviewed by a selection committee composed of a representative from the Purchasing and Payments Section; the Manager of Parks Development Services; the Manager of Urban Forestry and Environmental Programs, a Structural Coordinator and the Architect for the project. It was concluded that the proposal from Select Project Management Ltd. provided the best value to the City.

Select Project Management (“Select”) was awarded the initial contract for provision of Construction Management and Pre-Construction Services in the amount of \$1,050. Select developed a fixed price quotation for the Nature Centre Renovation Project. Select has prior experience with the City on the renovation and upgrading of the Newton Athletic Park Field House, major renovations of the South Surrey Pool facility, Heritage buildings and Fire Hall #12.

Select has now submitted a Total Lump Price Quotation as per the terms and conditions of the RFP in the amount of \$515,542 which includes the HST. The price has been reviewed by staff and has been determined to be good value to the City.

SUSTAINABILITY CONSIDERATIONS

This renovation and upgrading project will allow for the creative re-use of an existing building that was acquired as part of an agreement with the Province in 2008 that transferred ownership of additional Green Timbers lands to the City. One of the project goals is to use of recycled material whenever possible.

CONCLUSION

Based on the above discussion it is recommended that Council approve the award of Contact #1220-30-08-10 for renovations of and upgrades to the Surrey Nature Centre Education Building to Select Project Management in the amount of \$515,542, including HST.

Laurie Cavan
General Manager,
Parks, Recreation and Culture

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