

NO: **R040**

COUNCIL DATE: **March 14, 2011**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 14, 2011**

FROM: **City Manager,
President and CEO, Surrey City
Development Corporation**

FILE: **New City Hall**

SUBJECT: **Award of Contract for Project Management Services for the Construction and Post-Construction Stages of the New City Hall, the Underground Parking Structure and the Community Plaza in Surrey City Centre**

RECOMMENDATION

It is recommended that Council:

1. Approve the award of a contract for the provision of Project Management Services related to the Construction and Post-Construction stages of the New City Hall, the Civic Parking Structure and the Community Plaza to Pivotal Projects Inc. with a total value of \$814,248.00, excluding HST; and
2. Set the expenditure authorization limit for the subject contract at \$900,000.00, excluding HST.

PURPOSE

The purpose of this report is to obtain Council approval to award a contract for the provision of project management services related to the construction and post-construction stages of the New City Hall, the underground parking structure and the Community Plaza in Surrey City Centre.

BACKGROUND

In April 2009, Council approved funding for the design work associated with a large civic project in Surrey City Centre that was to include a new City Hall, a large underground parking structure and a new Community Plaza (collectively known as “the Project”), all consistent with the vision for Surrey City Centre.

In January 2010, the City entered into a contract with Kasian Moriyama Teshima Architects for the design of the Project. The design work on the Project has progressed to the point where construction can now be commenced. The Surrey City Development Corporation (SCDC) has been responsible for overseeing the design of the Project with the assistance of a project management firm, Pivotal Projects Inc (“Pivotal”), that has significant experience in project managing the design and construction of large scale building projects. Pivotal was awarded the

contract for project management services for the pre-construction stage of the Project through a Request for Proposals process that also included a provision for an extension of the contract to the construction and post construction stages subject to satisfactory performance.

The following firms submitted proposals through the RFP process:

- BLJC
- Pivotal Projects Inc.
- CB Richard Ellis
- Ellis Don
- MHPM Project Leaders
- Turnbull Construction Services
- Stonecroft Management
- Stantec
- MKT Arkle

The proposals were evaluated by an evaluation based on the following criteria:

- the experience of the individuals that would be assigned to the project;
- the reputation of the firm in relation to the completion of similar projects;
- the firm capacity and resources available to take on the project;
- the proposed approach and methodology for managing the project; and
- the overall costs of the services to be provided.

Based on the evaluation of the proposals, it was concluded that the proposal from Pivotal represented the best overall value to the City. The Pivotal team has significant experience in the provision of project management services for large building projects, their reputation is solid and their proposed fees were well within industry standards for the subject work. As such, in October 2010 the City entered into a contract with Pivotal for Project Management Services for the pre-construction stage of the Project. This initial contract had a value that was within the expenditure authority of staff. It is now necessary to retain a consultant for the provision of project management services for the construction and post-construction stages of the Project. Since the above-referenced RFP process covered each of the preconstruction, construction, and post-construction stages and given that Pivotal has provided very good value (both from the perspective of expertise as well as cost) to the City and SCDC in the provision of project management services through the pre-construction stage of the Project, it is recommended that the contract for project management services for the construction and post-construction stages of the Project be awarded to Pivotal Projects Inc.

CONCLUSION

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

- Approve the award of a contract for the provision of Project Management Services related to the Construction and Post-Construction stages of the New City Hall, the Civic Parking Structure and the Community Plaza to Pivotal Projects Inc. with a total value of \$814,248.00, excluding HST; and
- Set the expenditure authorization limit for the subject contract at \$900,000.00, excluding HST.



Murray Dinwoodie
City Manager

Jim Cox
President,
Surrey City Development Corporation