

NO: **R041**

COUNCIL DATE: **March 14, 2011**

REGULAR COUNCIL

TO:	Mayor and Council	DATE:	March 8, 2011
FROM:	City Manager President and CEO, Surrey City Development Corporation	FILE:	Phase 1 Surrey Civic Centre
SUBJECT:	Award of Contract for the Construction of Underground Works for the New City Hall, Civic Parking Structure and Community Plaza in Surrey City Centre		

RECOMMENDATION

It is recommended that Council:

1. Approve the award of a contract for the construction of underground works as generally described in this report for the new City Hall, Civic Parking Structure and Community Plaza to PCL Constructors Westcoast Inc., as General Contractor, with a maximum total value of \$36,700,000, excluding HST; and
2. Set the expenditure authorization limit for the contract at \$39,600,000, excluding HST.

PURPOSE

The purpose of this report is to obtain Council approval to award a contract related to the construction of underground works for the new City Hall, an underground civic parking structure and a large scale Community Plaza in City Centre, collectively known as “the Project”. This contract is the first of four contracts that will be awarded in sequence in relation to the Project.

BACKGROUND

In 2009 as part of the Five Year Financial Plan, Council approved funding for the design of the Project, which is consistent with the vision for City Centre. In 2010, Council approved funding in the Five Year Financial Plan for the construction of the Project.

In the Spring of 2010, SCDC in conjunction with the City conducted a Request for Proposals process for the purpose of retaining a general contractor for value engineering the Project, assisting with pre-qualification and selection of subtrade contractors and potentially to serve as the general contractor in the construction of the Project. The following firms submitted proposals:

- Scott
- Dominion
- PCL
- Bosa
- Stuart Olson
- Urbacon
- Vanbots
- Kindred
- Ellis Don
- Deramore
- ITC
- Graham
- Bird

The proposals were evaluated based on the following criteria:

- the experience and expertise 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 available resources to take on 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 PCL represented the best overall value to the City and SCDC. The PCL team has significant experience in the provision of preconstruction value engineering and subtrade selection services for large building projects, their reputation is solid and their proposed fees were well within industry standards for the subject work. In the July 2010, the City and SCDC entered into a contract with PCL Constructors Westcoast Inc. ("PCL") to assist in value engineering the design of the Project and in pre-qualifying and selecting subtrade contractors for the Project. This initial contract had a value that was within the expenditure authority of staff.

As noted above, the Request for Proposal process which resulted in the selection of PCL contained a provision for the City and SCDC to extend the initial preconstruction services agreement to a general contractor agreement for the purposes of construction of the Project subject to satisfactory performance during the pre-construction stage.

It is now necessary to award a contract for the provision of general contractor services and for the construction of the Project. Since the above-referenced RFP covered each of the preconstruction and construction stages and since PCL has provided very good value (both from the perspective of expertise as well as cost) to the City and SCDC through the preconstruction stage of the project, it is recommended that the contract for the provision of general contractor services for the construction of the Project be awarded to PCL.

Each of the materials supply and other subtrade elements of the Project is being tendered separately based on an invitation to quote that is being forwarded to the pre-qualified subtrade contractors and materials suppliers. The lowest quote for each element of the work fully meeting the required specifications will be selected. PCL will inherit the composite of the low quotes for each of these elements of work as a stipulated price contract under each of four contracts related to the construction of the Project as referenced below.

Subject to necessary Council approvals, the construction of the Project will take place as four separate contract packages with each of the contract packages having PCL as the general contractor taking responsibility for the work of the subtrades within each package:

March 21, 2011	Underground Works for City Hall and Underground Parkade
May 23, 2011	Structural Works for City Hall
June 23, 2011	Building envelope, Building & Plaza finishes, Mechanical & Electrical
September 2012	Millwork, Workstations, Movable wall systems

The award of the first contract package for the construction of Underground Works is the subject of this report.

The prequalification process for each of the subtrade components of the Underground Works Contract Package followed the City's purchasing policy and related legal requirements. The Underground Works contract package includes the following subtrade components:

- general contractor services (PCL will be responsible for this element);
- excavation and backfill;
- shoring and underpinning;
- civil underground services;
- geothermal services;
- formwork;
- Elevators;
- Mechanical;
- Electrical; and
- Sprinklers.

Appendix I attached to this report lists the subtrade firms that have been invited to bid on each of these components of work. The pre-tender estimate for the all of the components combined is \$36,700,000.

CONCLUSION

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

- Approve the award of a contract for the construction of Underground Works as generally described in this report for the new City Hall, Civic Parking Structure and Community Plaza in City Centre to PCL Constructors Westcoast Inc., as General Contractor, with a maximum total value of \$36,700,000, excluding HST; and
- Set the expenditure authorization limit for the contract at \$39,600,000, excluding HST.



Murray Dinwoodie
City Manager

Jim Cox
President,
Surrey City Development Corporation

Appendix I: List of Subtrade Contractors that have been Invited to Bid on Work Components

List of Subtrade Contractors that have been Invited to Bid on Work Components

Excavation and Backfill

- B & B Contracting
- BelPacific Excavating & Shoring Ltd.
- G & E Contracting LP (Lower Mainland Division)
- Mainland Civil Works Inc.
- Matcon Civil Constructors
- Matcon Excavation & Shoring Ltd.
- Southwest Contracting Ltd.
- Tyam Excavation & Shoring Ltd.
- Tybo Contracting Ltd.

Shoring and Underpinning (Inclusive of Secant Piles)

- AGRA Foundations Ltd.
- B & B Contracting
- BelPacific Excavating and Shoring
- G&E Contracting LP (Lower Mainland Division)
- Mainland Civil Works Inc.
- Matcon Civil Constructors
- Matcon Excavation & Shoring Ltd.
- North American Caisson Ltd.
- RDM Enterprises Ltd.
- Southwest Contracting Ltd.
- Tyam Construction
- Tybo Contracting Ltd.

Civil Underground Services

- B & B Contracting
- G & E Contracting LP (Lower Mainland Division)
- Keywest Asphalt Ltd.
- Mainland Civil Works
- Matcon Civil Constructors
- Matcon Excavation and Shoring
- RDM Enterprises Ltd.
- Southwest Contracting Ltd.
- Tybo Contracting Ltd.
- Wilco Landscape Westcoast Ltd.

Geothermal Services

- Clean Energy
- Geocon
- Geotility
- Sonic Drilling Ltd.

Formwork

- Best Choice Construction (RB) Ltd.
- Bosa Construction Inc.
- CWD Formworks Ltd.
- PCL Constructors Westcoast Inc.
- Syber Concrete Forming Ltd.

Rebar

- Harris Rebar
- Lower Mainland Steel

Elevators

- Fujitec Canada Ltd.
- KONE, Inc.
- Otis Canada, Inc.
- Schindler
- Thyssen Krupp

Mechanical Works

- Alpha Mechanical
- Broadway Refrigeration
- Daryl Evans Mechanical
- Davidson Bros Mechanical
- Division 15 Mechanical
- Dual Mechanical
- Eagle Ridge Mechanical
- Fred Welsh Ltd.
- Georgia Mechanical
- Keith Plumbing and Heating
- Lockerbie and Hole
- National Hydronics
- Pitt Meadows Plumbing
- PMI Professional Mechanical
- Ridgeway Mechanical
- Tandem Mechanical
- Trotter and Morton

Electrical Works

- Ainsworth
- Anton
- Bridge Electric
- Canem
- Elgar
- Glenco
- Houle
- Mott
- Nightingale
- Protec
- Status
- Trotter and Morton
- Western Pacific Electric

Sprinklers

- Active Fire & Safety Services
- Gisborne Group
- GPM Fire Protection
- Simplex Grinnell
- Troy
- Viking Fire Protection
- PML