

CORPORATE REPORT

NO: R006 COUNCIL DATE: January 23, 2012

REGULAR COUNCIL

TO: Mayor and Council DATE: January 18, 2012

FROM: City Manager FILE: City Centre Civic

President and CEO, Surrey City Development Projects

Corporation

SUBJECT: Award of Contract for the Construction of the Building Envelope, Plaza and

Building Finishes for the New City Hall and Community Plaza in Surrey City

Centre

RECOMMENDATION

It is recommended that Council:

- 1. Approve the award of a contract package to PCL Constructors Westcoast Inc., as General Contractor, for the construction of the building envelope, plaza and building finishes as generally described in this report related to the new City Hall and Community Plaza with a total value of \$24,726,975 excluding HST; and
- 2. Set the expenditure authorization limit for the contract at \$26,000,000 excluding HST.

PURPOSE

The purpose of this report is to obtain Council approval to award a contract package related to the construction of the new City Hall and Community Plaza in City Centre, collectively known as the "Project".

BACKGROUND

As part of the 2010 Five Year (2010 – 2015) 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 to serve as the general contractor in the construction of the Project.

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 was within the expenditure authority of staff.

At its Regular meeting on March 14, 2011 Council approved the award of the contract for the provision of General Contractor services for the construction of the Project to PCL on the basis that each of the materials' supply and subtrade components of the contract would be individually tendered to prequalified firms selected through an open and transparent process and that the work would be subsequently awarded to the successful bidders in contract packages that would be the responsibility of PCL to deliver. The lowest quote for each element of the work fully meeting the required specifications would be selected for each component of the work.

The contract package that is the subject of this report consists of the Building Envelope for City Hall, Plaza Finishes, Landscaping, and Building Finishes within the new City Hall, collectively including the following components:

- Resilient Flooring/Carpet Tile
- Rough Grading, Concrete Curbs and Sidewalks
- Pavers, Site furnishings, tree grates
- Irrigation, Topsoil, Planting
- Green Wall
- Stone Panels
- Metal Studs, Drywall, Ceiling Systems
- Glazing
- Roofing/Waterproofing
- Wood doors, Steel doors, finish hardware, overhead doors
- Prefinished Wood Panel Systems
- Painting, Traffic and Pavement Markings
- Access Flooring
- Toilet Partitions
- Operable Partition Systems
- Washroom/Janitor Accessories
- Corner Guards
- Flag Poles
- Fall Arrest Anchors and Building Maintenance Equipment
- Window Shades
- Foot Grilles
- Council Chamber Fixed Seating
- Bike Racks

Each component of work was tendered separately. Appendix I attached to this report lists the prequalified subtrade firms that were invited to bid on each of the components of work covered under this contract and the price that each proponent tendered.

The prequalification process and tendering process for each of the components followed the City's purchasing policy and related legal requirements. As noted previously, the proponent submitting the lowest bid for each component of the work that fully met the specifications is being awarded the work related that component. On this basis, the value of the contract is \$24,726,975 excluding HST.

PCL Contractors Ltd., the General Contractor for the Project, will guarantee the performance of the work associated with each of the components of work covered by this contract package and will hire the proponent that had the low bid for each component to undertake the work. In this regard PCL takes on the responsibility to deliver the work at the quoted price.

Funding:

Funding for the work covered by this contract package is available within the Council-approved Capital Budget.

CONCLUSION

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

- Approve the award of a contract package to PCL Constructors Westcoast Inc., as General Contractor, for the construction of the building envelope, plaza and building finishes as generally described in this report related to the new City Hall and Community Plaza with a total value of \$24,726,975 excluding HST; and
- Set the expenditure authorization limit for the contract at \$26,000,000 excluding HST.



Murray Dinwoodie City Manager Jim Cox President and CEO, Surrey City Development Corporation

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Appendix I: List of Subtrade Contractors and the Tender Prices for Each of the Work Components included in the Contract Package

APPENDIX I

List of Subtrade Contractors and Tender Prices for Work Components included in the Contract Package

Trade Scope	Bidders	Bids
Resilient Flooring/Carpet Tile	Maxwell	\$621,132
	Aligned	\$641,277
	Donald	\$644,007
	Fast Track	\$692,201
	Watts	\$719,832
Rough Grading, Concrete	Moscone	\$512,706
Curbs and Sidewalks	UCC	\$693,646
	CLCS	Incomplete
	Terra	Incomplete
	Wilco	Incomplete
	Blue Pine	No Bid
Pavers, Site furnishings, tree	Moscone	\$1,519,506
grates	Wilco	\$1,557,341
	CLCS	\$2,067,675
	Terra	\$2,511,324
	Blue Pine	Incomplete
	UCC	No Bid
Irrigation, Topsoil, Planting	Moscone	\$221,647
	Wilco	\$229,285
	Blue Pine	Incomplete
	Terra	Incomplete
	CLCS	No Bid
	UCC	No Bid
Green Wall	Moscone	\$56,639
	Wilco	\$61,984
	Blue Pine	No Bid
	CLCS	No Bid
	Terra	No Bid
	UCC	No Bid
Stone Panels	Wolf	\$773,714
	Limen	\$1,007,529
	Gracom	\$1,248,282
Metal Studs, Drywall, Ceiling	Gallagher	\$3,240,199
Systems	Benton & Overbury	\$3,252,102

	Sunco	\$3,368,616
	BC Drywall	\$3,391,848
Glazing	Flynn	\$9,344,392
G	CĞI	\$11,021,040
	Inland Glass	\$11,320,167
Roofing/Waterproofing	Metro	\$1,865,992
	Transwest	\$2,622,038
	Flynn	\$3,644,714
	Marine	Incomplete
	Villa	Incomplete
Wood doors, Steel doors, finish	Shanahan's	\$1,423,468
hardware, overhead doors	CP Distributors	\$1,425,419
	McGregor Thompson	\$1,480,201
Prefinished Wood Panel	Gracom	\$364,268
Systems	Keith	\$404,400
	Flynn	\$528,590
Painting, Traffic and Pavement	Spectrum	\$634,908
Markings	Concord	\$637,062
	Wescan	\$703,262
	Combined	\$746,925
Access Flooring	Tate ASP	\$1,144,603
-	Camino	\$1,151,347
	Sunco	\$1,748,130
Toilet Partitions	CP Distributors	\$72,995
	McGregor Thompson	\$86,255
	Shanahan's	\$86,854
Operable Partition Systems	Shanahan's	\$90,854
	Richelieu	\$118,670
	CP Distributors	\$129,328
	McGregor Thompson	Incomplete
Washroom/Janitor Accessories	McGregor Thompson	\$114,025
	CP Distributors	\$125,610
	Shanahan's	\$167,711
Corner Guards	Shanahan's	\$2,811
	CP Distributors	\$4,500
	McGregor Thompson	Incomplete
Flag Poles	Moscone	\$15,256
	Shanahan's	\$15,995
	CP Distributors	\$16,540
	McGregor Thompson	\$20,726
Fall Arrest Anchors and	Pro-Bel	\$265,955

Duilding Maintenance	Atlas Anchors	Non compliant
Building Maintenance	Atlas Anchors	Non compliant
Equipment		
Window Shades	Fraser Shading	\$147,620
	Cascadia	\$175,914
	Nysan	No Bid
	Sun Glow	No Bid
Foot Grilles	McGregor Thompson	\$25,205
	Shanahan's	\$29,284
	CP Distributors	Incomplete
Council Chamber Fixed Seating	Shanahan's	\$56,690
	Krueger	\$75,985
	Centaur	No Bid
	Taledi Distribution	No Bid
	Cornerstone Agencies	No Bid
Bike Racks	Shanahan's	\$2,110
	McGregor Thompson	\$2,250
	CP Distributors	\$2,541
Trade Sub-contract Total		\$22,516,695
PCL General Expenses/Fees		\$2,210,280
Total Value of Contract Package		\$24,726,975