

NO: **R148**

COUNCIL **July 9, 2012**
DATE:

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 3, 2012**

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

FILE: **City Centre Civic
Projects**

SUBJECT: **Award of Contract for the Construction of Building Finishes and Security
System for the New City Hall**

RECOMMENDATION

It is recommended that Council:

1. Approve the award of a contract package to PCL Constructors Westcoast Inc., as General Contractor, with a total value of \$2,736,236, excluding HST for the construction of building finishes and a security system as generally described in this report related to the construction of the new City Hall; and
2. Set the expenditure authorization limit for the contract at \$3,000,000 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, 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. Council approved funding in the 2011-2015 Five-Year Financial Plan for the construction of the Project.

In the spring of 2010, SCDC in collaboration with the City conducted a Request for Proposals process for the purpose of retaining a general contractor for value engineering the Project, for assisting with pre-qualification and selection of subtrade contractors and to serve as the general contractor in the construction of the Project.

PCL Constructors Westcoast Inc. ("PCL") was subsequently selected 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 a 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 includes the following components:

- Tiling – Wall and Floor Tile;
- Wood Soffits – Interior and Exterior; and
- Security System – Wiring and Finish.

Each of the referenced components 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 the work covered under this contract and the price that each proponent tendered.

The prequalification process and tendering process for each of the components of work was undertaken in accordance with 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 for the work is being awarded the work related that component. On this basis, the value of the contract is \$2,736,236, excluding HST.

PCL Contractors Ltd., the General Contractor for the Project, will guarantee the performance of the work covered by this contract package and will hire the proponent that had the lowest bid for each component to undertake the work. In this regard PCL is responsible 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, with a total value of \$2,736,236, excluding HST for the construction of building finishes and a security system as generally described in this report related to the construction of the new City Hall; and
- Set the expenditure authorization limit for the contract at \$3,000,000 excluding HST.



Murray Dinwoodie
City Manager

Jim Cox
President and CEO,
Surrey City Development Corporation

Appendix I: List of Sub-trade 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
Tiling – Wall and Floor Tile	Apex Granite and Tile	\$1,055,888
	Bridgewater Tile	\$1,060,000
	Stare Tile Co.	\$1,400,000
Wood Soffits – Interior and Exterior	Feature Millwork	\$1,027,163
	Morinwood Mfg. Inc	\$1,057,294
	Island Precision	\$1,173,480
	Town Millwork	\$2,998,320
Security System – Wiring and Finish	Canem	\$402,338
	Houle	\$500,333
	4 th Utility	\$560,000
Trade Sub-contract Total		\$2,485,389
PCL General Expenses/Fees		\$250,847
Total Value of Contract Package		\$2,736,236

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