

NO: **R208**

COUNCIL DATE: **September 10, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 10, 2012**

FROM: **General Manager, Planning and Development**

FILE: **o800-20 (Guildford
Indoor Pool)**

SUBJECT: **Construction of the Guildford Indoor Pool – Delegation of Authority for the Award
of Early Construction Contracts**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Delegate authority to the City Manager until September 26, 2012, to award the contract for bulk excavation and the contract for foundation construction, respectively, for the Guildford Indoor Pool project subject, in each case, to the following conditions being fully met in relation to each such award of contract:
 - (a) the contract being awarded to the proponent who submits the lowest quotation that fully satisfies the specifications for the related work;
 - (b) the amount of the contract being within the pre-quotation estimate as established by the project engineer; and
 - (c) Council being informed in a timely manner of the quotations that are received, the results of the evaluation of the quotations and the proponent to which the contract is awarded.

INTENT

The purpose of this report is to have Council delegate to the City Manager the authority to award a contract for bulk excavation and a contract for foundation works for the Guildford Indoor Pool with a view to allowing such works to proceed before wet weather conditions return in 2012.

DISCUSSION

Under the Build Surrey program component of the 2012 - 2016 Five Year Financial Plan, Council has approved funding for the design and construction of a new indoor pool addition to the Guildford Recreation Centre. In February 2012, Council awarded a contract for the design of this new pool to Bing Thom Architects (Corporate Report No. R022). Design work has been progressing on schedule with a view to the project being fully constructed and ready for use by the fall of 2014. To meet this completion target, construction contracts will need to be awarded to allow foundation construction to commence while the detailed design of the facility is being completed.

Staff has issued a Request for Proposals (RFP No. 1220-30-05-10) for construction management services to allow construction of the subject project by way of the "stipulated sum" method of construction. This method reduces the cost and timeframe for construction by using the expertise of a construction management firm that is responsible for coordinating the acquisition of labour and materials on a trade-by-trade basis in collaboration with City staff. Based on an evaluation of the proposals that were received using the following criteria:

- the expertise and experience of the project team;
- the proposed delivery method; and
- the proposed fees;

it was concluded that Bing Thom Architects ("BTA") provided the best overall value. Staff has entered into a contract for pre-design services with BTA. The contract value was within the signing authority of staff. Under this contract, BTA, with the assistance of City staff, will solicit quotes from all necessary trades and materials suppliers for the entire project. The quotes that are received will be evaluated and the low quote for each trade and necessary material will be combined into a lump sum contract, which will be assigned to the construction management firm to complete the project on a "lump sum" basis. A separate report will be forwarded to Council in due course that recommends the award of the overall "lump sum" construction contract. However, to ensure that the project is completed by the fall of 2014, it is important that the bulk excavation work and the foundation construction work be commenced as soon as possible prior to the wet weather returning this fall. In consideration of the fact that there are no regular Council meetings for the remainder of September, it is recommended that Council delegate authority to the City Manager until September 26, 2012, to award the contracts related to bulk excavation and foundation construction, respectively, for the subject project in advance of the award of the "lump sum" contract for the project. These individual contracts will be incorporated within the above-referenced "lump sum" contract when the procurement process for the remainder of the trades and materials for the entire project is completed.

CONCLUSION

Based on the above discussion, it is recommended that Council delegate authority to the City Manager, until September 26, 2012, to award the contract for bulk excavation and the contract for foundation construction, respectively, for the Guildford Indoor Pool project subject, in each case, to the following conditions being fully met in relation to each such award of contract:

- the contract being awarded to the proponent who submits the lowest quotation that fully satisfies the specifications for the related work;
- the amount of the contract being within the pre-quotation estimate as established by the project engineer; and
- Council being informed in a timely manner of the quotations that are received, the results of the evaluation of the quotations and the proponent to which the contract is awarded.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

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