

REGULAR COUNCIL

TO: **Mayor and Council**DATE: **December 3, 2012**FROM: **City Manager**FILE: **City Centre Civic
Projects****President and CEO, Surrey City Development
Corporation**SUBJECT: **Award of Contract for the Construction of Building Components for City Centre
Projects**

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 building components as generally described in this report related to the civic projects in City Centre with a total value of \$7,651,655 excluding HST; and
2. Set the expenditure authorization limit for the contract package at \$8,400,000 excluding HST.

PURPOSE

The purpose of this report is to obtain approval to award a contract package related to the construction of the civic projects in City Centre including a parkade, the new city hall and civic 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. In 2010, Council approved funding in the 2011-2015 Five Year Financial Plan for the construction of the Project.

In the spring of 2010, SCDC in conjunction with City staff 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. Several contract packages for various elements of the Project have already been awarded by Council.

The contract package that is the subject of this report consists of the following building components:

- Architectural Precast material & Associated Works;
- Concrete Masonry Units;
- Metal Fabrications;
- Millwork & Carpentry;
- Partitions; and
- Miscellaneous Works.

Each component 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 to that component. The value of the contract is \$7,651,655 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 building components as generally described in this report related to the civic projects in City Centre with a total value of \$7,651,655 excluding HST; and
- Set the expenditure authorization limit for the contract package at \$8,400,000 excluding HST.



Murray Dinwoodie
City Manager

Jim Cox
President and CEO,
Surrey City Development Corporation

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
Architectural Precast & Associated Works	Armtec	\$1,458,638
	P. Kruger Concrete	\$2,333,449
	Surespan	\$3,193,723
Concrete Masonry Units	Wolf	\$1,115,057
	Limen Group	\$1,143,017
	Star Masonry	\$1,184,690
	Gracom	\$1,234,431
Miscellaneous Metal Fabrications	AI Industries	\$1,569,729
	Whitemud	\$1,768,859
	JAW Fabrications	Incomplete
Millwork & Carpentry	Town Millwork	\$1,362,935
	Island Precision	\$1,364,985
	JSV Architectural	\$1,523,464
	Mid Canada Millwork	\$1,610,016
	CN Architectural	Incomplete
	Morinwood Millwork	Incomplete
Partitions	Heritage	\$887,290
	Haworth	\$1,151,401
	TOR	\$1,221,601
Cash Allowances		\$563,006
Trade Sub-contract Total		\$6,956,655
General Conditions/Fees		\$695,000
Total Value of Contract Package		\$7,651,655