

the approved project budget, but were not originally expected to be included in the EllisDon Corporation contract.

Funding

The additional expenditure authority for the contract with EllisDon Corporation is available within the previously approved project budget.

CONCLUSION

Based on the above discussion it is recommended that Council authorize an additional \$1,500,000.00 of expenditure authority to a maximum of \$44,900,000.00, excluding GST, for the contract related to construction of the Grandview Heights Aquatic Centre.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

SG:saw

Attachments:

Appendix I Corporate Report No. Ro08;2014

NO: R008

COUNCIL DATE: **JANUARY 13, 2014**

REGULAR COUNCIL

TO: Mayor & Council **DATE: January 13, 2014**

FROM: General Manager, Planning and Development **FILE: 0800-20 (Grandview**
General Manager, Finance and Technology **Heights Aquatic)**

SUBJECT: Construction of the Grandview Heights Aquatic Centre Expenditure
Authorization - Contract No. 1220-050-2012-039

RECOMMENDATION

The Planning and Development Department and Finance and Technology Department recommend that Council:

1. Receive this report as information; and
2. Approve an increase from \$41,898,931.07 to \$43,400,000 excluding GST (i.e., an increase of approximately \$1,500,000) in the expenditure authority for Contract No. 1220-050-2012-039 between the City of Surrey and EllisDon Corporation for the construction of the Grandview Heights Aquatic Centre project.

BACKGROUND

The construction of the new Grandview Heights Aquatic Centre was approved by Council under the Build Surrey Program component of the City's 2012 Capital Budget. The site on which the Centre is being constructed is located in the north-east quadrant of the intersection of 24 Avenue and 168 Street.

At its meeting on October 7, 2013 Council considered Corporate Report No. R202;2013 titled "Award of Contract for the Construction of the Grandview Heights Aquatic Centre Project" (a copy of which is attached as Appendix "A" to this report) and approved the award of a contract to EllisDon Corporation in the amount of \$41,898,931.07, excluding GST, for the construction of the Centre. The construction of the Aquatic Centre is now well underway with completion expected by mid-2015.

DISCUSSION

As large projects such as the Grandview Heights Aquatic Centre project progress through construction, changes to the scope of the contract often occur related to unexpected conditions that are discovered during the course of construction and/or opportunities for cost-effective improvements to the project. Such changes typically result in some cost increases. The original funding for the subject contract that was approved by Council as referenced above did not include any contingency for unexpected expenditures during the course of construction of the project.

On this basis, an increase in the expenditure authority for the Grandview Heights Aquatic Centre of approximately \$1.5 million (3.6%) is being recommended to address the need for a contingency to cover cost increases during the course of construction.

Funding

The Council-approved capital budget for the subject project is sufficient to cover the recommended increase in the expenditure authority for the subject contract.

CONCLUSION

Based on the above discussion it is recommended that Council approve an increase from \$41,898,931.07 to \$43,400,000 excluding GST (i.e., an increase of approximately \$1,500,000) in the expenditure authority for Contract No. 1220-050-2012-039 between the City of Surrey and EllisDon Corporation for the construction of the Grandview Heights Aquatic Centre project, which is located in the north-east quadrant of the intersection of 24 Avenue and 168 Street.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

Original signed by
Vivienne Wilke
General Manager,
Finance and Technology

SG:saw

Attachments:

Appendix "A" Corporate Report No. R202;2013 – Award of Contract for the Construction of the Grandview Heights Aquatic Centre Project



CORPORATE REPORT

NO: **R202**COUNCIL DATE: **October 7, 2013****REGULAR COUNCIL**

TO: **Mayor & Council** DATE: **October 7, 2013**

FROM: **General Manager, Planning and Development** FILE: **o800-20 (Grandview Heights Aquatic Centre)**
General Manager, Finance and Technology

SUBJECT: **Award of Contract for the Construction of the Grandview Heights Aquatic Centre Project**

RECOMMENDATION

The Planning and Development Department and Finance and Technology Department recommend that Council approve the award of a contract to EllisDon Corporation for the construction of the Grandview Heights Aquatic Centre at a price of \$41,898,931.07, excluding GST, all as generally described in this report.

PURPOSE

The purpose of this report is to obtain approval to award a contract related to the construction of the Grandview Heights Aquatic Centre project.

BACKGROUND

The construction of a new Grandview Heights Aquatic Centre (the "Project") at the northeast corner of the intersection of 24 Avenue and 168 Street was approved as an element of the Build Surrey program in the City's Capital Budget.

In December 2012, a Request for Expressions of Interest and Statements of Qualifications (RFEI/SOQ RFP No. 1220-050-2012-039) was issued for Construction Management Services for the Project. The RFEI/SOQ was advertised on the City's website and posted on the BC Bid Website. The RFEI/SOQ closed on December 20, 2012.

Through an evaluation process, five proponents were shortlisted and requested to submit a financial proposal. All five proponents submitted a proposal for each of the following two phases of work:

1. pre-construction services; and
2. general contractor services for the construction of the project.

Based on an evaluation it was concluded that the proposal from EllisDon Corporation ("EllisDon") provided the best value to the City. In March 2013, EllisDon was awarded the contract for pre-construction services for the Project, which included assisting with evaluation and value-engineering of the design, scheduling and cost estimating for the Project. EllisDon has performed these services at a satisfactory level and it is now proposed that the contract with EllisDon be extended to include general contractor services for the remainder construction of the Project.

The Project is being implemented using a sequential tendering method in an effort to expedite the construction timeline and to secure materials and labour early in the process, which will assist in delivering the project on time and at the lowest cost.

During its Regular meeting on January 14, 2013, Council approved the award of a contract for the supply, testing, commissioning and warranty of air handling units for the Project (Corporate Report No. Ro05). Council, at that same meeting, also approved the award of the contract for the supply and installation of moveable floors and bulkheads (Corporate Report No. Ro06).

During its Regular meeting on July 22, 2013, Council approved the award of a construction contract for initial elements of the Project primarily related to below grade works (Corporate Report No. R151). Since that time design work has continued and a final tender for the remainder of the elements related to the construction of the Project was issued.

RFQ Process and Results

EllisDon and the architect (Hughes Condon Marler Architects) have been working with staff to obtain quotations for the work related to the remaining elements of the Project, beyond the elements awarded in January 2013 and July 2013 as referenced above. The work of each trade is being tendered separately with the intention of combining the lowest price for each trade contractor into one general contract that will then be assigned to EllisDon as the general contractor for the Project.

The bidding process for each trade has followed the City's Purchasing Policy. Invitations to submit quotations for each element of the Project were published on the City's website and on the BC Bid website under RFP 1220-30-2012-002 A, B and C. A list of the proponents who submitted a quotation for each element of the Project is contained in Appendix I. In each case, the proponent providing the lowest quotation that fully met the specifications for the element of the Project to which the quotation pertained is being recommended for the award of that element of work.

The low quotes for the elements of the Project are being combined into a "stipulated price" contract that includes an allowance for general conditions and contract management fees. The total amount of the current contract is \$41,898,931.07, excluding GST. It is recommended that this contract be awarded to EllisDon who will assume the risk associated with delivering the work of the contract within the stipulated price.

There are two more contracts that will need to be awarded at a later date in relation to remaining elements of the Project. The same process as is documented in this report will be followed in relation to those contracts.

Funding for this Contract

Funding in support of this contract is available within the Council-approved Capital budget.

Overall Project Budget

The approved Capital Budget for the Project is \$51.9 million, including all hard and soft costs. Based on the tenders that have been issued to date and estimates for those elements that are still to be awarded, the Project is expected to cost \$55 million to complete. An additional allocation of \$3.1 million will be included in the 2014-2018 Five Year Financial Plan to provide full funding for the Project through to its completion in the fall of 2015.

Project Schedule

Construction of the Project commenced in September 2013 and is expected to be completed by the fall of 2015.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the award of a contract to EllisDon Corporation for the construction of the Grandview Heights Aquatic Centre at a price of \$41,898,931.07, excluding GST, all as generally described in this report.

Original signed
Jean Lamontagne
General Manager,
Planning and Development

Original signed by
Vivienne Wilke
General Manager,
Finance and Technology

SG:saw

Attachment:

Appendix I: Results of the Request for Quotations Process for Various Elements of the Grandview Heights Aquatic Centre Project

Grandview Aquatic Centre Project
Results of the Request for Quotations Process
(Only the lowest three complete and compliant bids are listed)

1. **Division 3 - Formwork: (3 contractors provided bids – prices exclude GST)**

Best Choice Construction (RB) Ltd	\$5,243,000.00
Syber Concrete Forming Ltd	\$5,300,000.00
Mardina Construction	\$5,809,000.00

2. **Division 3 – Concrete Steel reinforcement & PT Rods: (2 contractors provided bids – prices exclude GST)**

LMS Reinforcing Steel Group	\$1,903,700.00
Bar-None Reinforcing	\$2,142,000.00

3. **Division 3 – Hollow Core Concrete Planks: (1 contractor provided bid – prices exclude GST)**

Armtec	\$146,300.00
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4. **Division 4 – Masonry: (4 contractors provided bids – prices exclude GST)**

Empire Masonry Ltd	\$573,728.00
Sun Valley Masonry Inc	\$615,018.00
Limen Group Construction Ltd	\$619,930.00

5. **Division 5 – Structural Steel & Metal Fabrications: (4 contractors provided bids – prices exclude GST)**

Solid Rock Steel Fabricating Co. Ltd	\$1,534,139.00
West Coast Steel	\$1,674,200.00
Impact Ironworks Ltd	\$2,042,630.00

6. **Division 6 – Roof Plywood Supply: (prices exclude GST)**

EllisDon / Country Lumber	\$162,011.00
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7. **Division 6 – Glulam & Connecting Hardware Supply: (3 contractors provided bid – prices exclude GST)**

Western Archrib a division of 316291 Alberta Ltd.	\$1,436,047.00
Structurlam Products LP	\$1,777,546.00
StructureCraft Builders Inc	\$2,061,999.00

8. **Division 6 – Glulam & Connecting Hardware Install: (4 contractors provided bids – prices exclude GST)**

Seagate Structures	\$410,800.00
DBL-Time Contracting Ltd	\$426,600.00
Jafco Construction Ltd	\$499,600.00

9. **Division 6 – Architectural Woodwork: (2 contractors provided bids – prices exclude GST)**

Morinwood MFG Inc	\$420,808.00
Towne Millwork Ltd	\$508,599.00

10. **Division 7 - Waterproofing: (2 contractors provided bids – prices exclude GST)**

J.R Troy & Company Ltd	\$113,100.00
J's Waterproofing Inc	\$151,734.16

11. **Division 7 – Spray Insulation: (1 contractor provided bid – prices exclude GST)**

Greer Spray Foam Ltd	\$5,058.00
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12. **Division 7 – Metal Cladding, Polycarbonate Panels & Fire Cement Board: (5 contractors provided bids – prices exclude GST)**

Keith Panel Systems Co. Ltd.	\$1,575,784.00
Flynn Canada Ltd	\$1,624,843.00
Parker Johnston Industries Ltd	Incomplete Scope

13. **Division 8 – Glass & Glazing: (4 contractors provided bids – prices exclude GST)**

Columbia Glazing Contractors Ltd	\$1,672,698.00
Glasstech Glazing Contractors Ltd	\$1,783,726.00
Inland Glass & Aluminum Ltd	\$1,997,054.31

14. **Division 8 – Metal Doors, Frames and Hardware: (2 contractors provided bids – prices exclude GST)**

Allmar Inc	\$99,573.00
Shanahan's	\$105,839.00

15. **Division 9 - Drywall: (4 contractors provided bids – prices exclude GST)**

Robertson Walls & Ceilings	\$883,115.00
Celtic Contractors	\$945,000.00
Sunco Drywall Ltd	\$1,159,890.00

16. **Division 9 - Tiling: (3 contractors provided bid – prices exclude GST)**

Apex Granite and Tile Inc	\$1,643,879.00
Jensen Contract Flooring Ltd	\$1,663,400.00
Star Tile Co. Ltd	\$1,967,400.00

17. **Division 9 – Painting: (3 contractors provided bids – prices exclude GST)**

Westcan Painting & Decorating Ltd	\$297,830.00
Pacific Coast Painting Ltd	\$327,357.00
Spectrum Painting Ltd	\$334,413.00

18. **Division 9 – Resilient Flooring: (1 contractor provided bid – prices exclude GST)**

Maxwell Floors Ltd	\$87,509.00
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19. **Division 10 – Sliding Grills, Visual Display, Entry Mats, Roof Hatch, Toilet Compartments & Accessories: (1 contractor provided bid – prices exclude GST)**

Shanahan’s	\$92,797.00
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20. **Division 11 - Roof Anchors: (1 contractor provided bid – prices exclude GST)**

Atlas Anchor Systems (B.C) Ltd	\$29,244.00
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21. **Division 12 – Roller Shades: (1 contractor provided bid – prices exclude GST)**

Elite Window Fashions	\$14,012.00
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22. **Division 12 – Spectator Seating: (2 contractors provided bids – prices exclude GST)**

Cascadia Sport Systems Inc.	\$59,800.00
Centaur Products Inc.	\$102,200.00

23. **Division 13 – Pool Accessories: (1 contractor provided bid – prices exclude GST)**

DB Perks & Associates Ltd	\$604,400.00
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24. **Division 13 – Timing System & Scoreboard: (2 contractors provided bids – prices exclude GST)**

DB Perks & Accessories Ltd	\$133,322.00
Acapulco Pools Ltd	\$142,518.00

25. **Division 13 – Flume Water Slide: (2 contractors provided bids – prices exclude GST)**

WhiteWater West Industries Ltd	\$146,450.00
Aquatics by Westwind	\$217,500.00

26. **Division 14 – Elevator: (2 contractors provided bids – prices exclude GST)**

Schindler Elevator Corp.	\$72,000.00
KONE	\$115,800.00

27. **Division 14 – People Lift: (1 contractor provided bid – prices exclude GST)**

ArjoHuntleigh Canada Inc	\$5,500.00
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28. **Division 15 – Mechanical: (5 contractors provided bids – prices exclude GST)**

Keith Plumbing & Heating	\$6,085,252.00
Division 15 Mechanical Ltd	\$6,211,800.00
Georgia Mechanical Systems Ltd	\$6,520,000.00

29. **Division 16 - Electrical: (6 contractors provided bids – prices exclude GST)**

Trotter & Morton	\$2,091,596.00
Canem Systems Ltd	\$2,094,200.00
Western Pacific Enterprises	\$2,186,155.00

30. **Division 31 – Trenching & Backfill for M&E: (1 contractor provided bid – prices exclude GST)**

Tybo Contracting	\$98,000.00
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31. **Division 32 – Asphalt Paving: (3 contractors provided bids – prices exclude GST)**

Winvan Paving Ltd	\$347,746.00
Grandview Blacktop Ltd	\$379,349.00
Superior Asphalt Paving Ltd	\$427,000.00

32. **Offsite Work: (3 contractors provided bids – prices exclude GST)**

Ace Excavating Ltd.	\$1,779,464.00
Tybo Contracting	\$2,169,685.00
B&B Contracting	\$2,195,600.00

33. **Bulkhead & Moveable Floor: (previously procured - prices exclude GST)**

Acapulco	\$780,169.00
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34. **Supply of Concrete (prices exclude GST):**

EllisDon / Burnco	\$1,442,532.00
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35. **Cash Allowances:**

Allowance for Landscape/Hardscape	\$520,000.00
Allowance for Pool Water Features	\$350,000.00
Allowance for small water slide at leisure pool	\$10,000.00
Allowance for Turnstiles	\$90,000.00
Allowance for Roofing	\$700,000.00
Allowance for Interior & Exterior Signage	\$50,000.00
Allowance for Lockers	\$264,000.00
Allowance for Window Washing Monorail	\$50,000.00
Allowance for Miscellaneous Metal Not Detailed	\$75,000.00
Allowance for Top of Wall Deflection Assembly	\$50,000.00
Allowance for AV Equipment	\$65,000.00
Allowance for 100% Imported Backfill	\$510,000.00
Allowance for Additional Offsite Work	\$250,000.00
Allowance for Miscellaneous Work Self Performed by EllisDon	\$745,100.00
Sub-total Cash Allowances	\$3,729,100.00

Sub-total (items 1 - 35 above)	\$35,720,463.00
Subguard in lieu of trade bonding	\$ 388,281.83
General Conditions	\$ 1,617,189.50
Contract Management Fees	\$ 795,513.46
Total Value	\$ 38,521,447.79
Previously awarded	\$ <u>3,377,483.28</u>
Total Revised Contract Value (excluding applicable taxes)	\$ <u>41,898,931.07</u>