

## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 7, 2017**

FROM: **General Manager, Planning & Development** FILE: **0760-20**  
(Surrey Museum Expansion)

SUBJECT: **Award of Contract for the Construction of Surrey Museum Expansion – Phase 2**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Approve the award of a contract in the amount of \$7,894,006 excluding GST to Heatherbrae Builders Co. Ltd. for the construction of Phase 2 work related to the Surrey Museum Expansion, as generally described in this report; and
3. Authorize an expenditure authority for this contract of \$8,200,000 excluding GST.

## INTENT

The intent of this report is to obtain Council's approval to award a contract related to the construction of Phase 2 work associated with the Surrey Museum Expansion to Heatherbrae Builders Co Ltd.

## BACKGROUND

The Surrey Museum Expansion (the "Project") was included in the 2016 Capital Program Budget (Corporate Report No. F002; 2016). The Phase 2 Project will accommodate a new Feature Gallery for travelling and community exhibits, a Kids Explore Zone interactive gallery, an exhibit curator workshop, additional collection storage, and common community space. With the help of additional federally granted funding, an Indigenous Gallery, outdoor program and event space, plus a collective of conserved heritage buildings will complete the campus improvements. In addition, the Anderson cabin, the 1881 Town Hall and the Anniedale School will be moved to this site for subsequent restoration.

In September 2016, a request for Expressions of Interest and Statements of Qualification (RFEOI/SOQ 1220-050-2016-010) was issued for Construction Management Services for the Project. The RFEOI was advertised on the City's website and posted on the BC Bid Website. It closed September 30, 2016.

Following the RFEI/SOQ process, five proponents were shortlisted and requested to submit a financial proposal including pricing, separately for pre-construction services and for general contractor services.

Of the five proponents shortlisted, four responded. Based on an evaluation of the proposals it was concluded the proposal from Heatherbrae Builders Co. Ltd. (“Heatherbrae”) provided the best overall value to the City.

## **DISCUSSION**

In February 2017 Heatherbrae was awarded the contract for pre-construction services, which included assisting with the evaluation and value engineering of the design, scheduling, and cost estimating for the Project. Heatherbrae has performed these services at a satisfactory level and it is now proposed that the contract with Heatherbrae be extended to include the general contractor services for this portion of the project.

### **Tender Process**

Heatherbrae and the design team, led by HCMA Architecture & Design, have been working with City staff to obtain quotations for Phase 2 work related to the Project.

The work of each trade has been tendered separately with the intention of selecting the lowest quotation for each element of the work and combining them under one general contract that would then be assigned to Heatherbrae as the general contractor for construction of the Project.

### **Quotation Process**

In June 2017, trade contractors were publicly invited through the City website and BC Bid advertising to tender formal quotations for the subject works. The bidding process was conducted by Heatherbrae with a closing date of June 28, 2017. Due to high market prices, further project value engineering was conducted and post-tender addenda were issued to the bidders, closing August 31, 2017.

A list of trade contractors who submitted a quotation for each component of the subject works of the Project is contained in Appendix “I,” along with the respective prices submitted. In each case, the bidder providing the lowest quotation that fully meets the specifications of the related work is being recommended for the award of that component of work.

### **General Contract**

The lowest compliant quote for each of the components of work are being combined into a “stipulated price” contract that also includes an allowance for general conditions and contract management fees. This stipulated price contract amounts to \$7,894,006 excluding GST. It is proposed that this contract be awarded to Heatherbrae, who will assume the risk associated with delivering the work within the stipulated price.

### **Project Schedule**

Construction of the Phase 2 project will commence late September 2017 and is expected to be complete in the fall of 2018.

## **Funding**

Funding for this contract is available within the approved Capital budget.

## **SUSTAINABILITY CONSIDERATIONS**

The City recognizes the value of expanding the Surrey Museum, and completing the planned Phase 2 of this learning and discovery centre. In particular, the project results will support the following Sustainability Charter Desired Outcomes (DO):

### **Education and Culture**

- DO 1: Surrey has a culture of learning, with a broad range of diverse learning opportunities available and accessible to meet the needs of all residents.
- DO 3: Meaningful and accessible early childhood learning opportunities are in place for children and families.
- DO 7: An enviable and vibrant arts and heritage sector contributes to Surrey's citizen engagement, enrichment, economy, community livability and civic pride.
- DO 8: Arts, heritage and entertainment spaces are incorporated throughout the city.
- DO 9: Surrey supports and celebrates its diverse artists, cultures and community heritage through inclusive festivals, programming and events.
- SD11: Create better access to arts, heritage and cultural facilities and services at the neighbourhood level.
- SD12: Develop community-based arts and heritage space and programming throughout the City.
- SD13: Protect natural and built heritage sites

### **Health and Wellness**

- DO 8: Residents feel a sense of belonging and connectedness, and have opportunities for social interaction in their neighbourhoods and community.

### **Infrastructure**

- DO 5: Public art and heritage are integrated into Surrey's infrastructure.
- SD1: Proactively manage community assets to maintain them over the long-term in a state of good repair
- SD4: Enhance the public interface of City infrastructure through arts, heritage, and education.

## **CONCLUSION**

Based on the above discussion, it is recommended Council

- Receive this report as information;
- Approve the award of a contract in the amount of \$7,894,006 excluding GST to Heatherbrae Builders Co. Ltd. for the construction of Phase 2 work related to the Surrey Museum Expansion, as generally described in this report; and

- Authorize an expenditure authority for this contract of \$8,200,000 excluding GST.

*Original signed by*  
Jean Lamontagne  
General Manager, Planning & Development

PJ/ss

Appendix "I" - Results of Quotation Process

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# Appendix "I"

## RESULTS OF QUOTATION PROCESS SURREY MUSEUM EXPANSION PROJECT – Phase 2

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

1. Anderson Cabin Move (1 Contractor provided bid – price excludes GST)

Nickel Bros.	\$48,327.00
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2. Demolition (3 Contractors provided bids – price excludes GST)

Green Demo	\$56,162.00
A&G	\$65,100.00
Division 2	\$111,000.00

4. Earthworks & Civil (1 Contractor provided bid – price excludes GST)

Cash Allowance	\$775,400
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5. Paving & Curbs (3 Contractors provided bids – price excludes GST)

Lafarge	\$166,683.00
Custom Blacktop	Incomplete
Grandview	Incomplete

6. Formwork & Concrete Placing (1 Contractor provided bid – price excludes GST)

Seajae	\$110,600.00
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7. Concrete Reinforcement (3 Contractors provided bids – price excludes GST)

LMS	\$117,500.00
G&M Steel	\$139,661.00
Bluesteel	\$143,500.00

8. Masonry (3 Contractors provided bids – price excludes GST)

SMD Masonry	\$395,980.00
Atlantis Rausch	\$440,600.00
Sun Valley	\$453,150.00

9. Structural Steel (3 Contractors provided complete bids – price excludes GST)

Solid Rock	\$474,889.00
PMC	\$572,735.00
All Steel	\$645,435.00

10. Nail Laminated Timber (2 Contractors provided bids – price excludes GST)

Structurecraft	\$377,400.00
BC Passive Haus	Incomplete

11. Rough Carpentry (2 Contractors provided bids – price excludes GST)

Heatherbrae Builders	\$175,000.00
Finish Guarantee	\$195,000.00

12. Finish Carpentry (2 Contractors provided bids – price excludes GST)

Finish Guarantee	\$25,000.00
Heatherbrae Builders	\$27,000.00

13. Spray Insulation (2 Contractors provided bids – price excludes GST)

Greer	\$7,135.00
Ener-Spray	\$20,000.00

14. Fluid Applied Waterproofing (1 Contractor provided bid – price excludes GST)

Libra Envelope	\$25,575.00
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15. Roofing (5 Contractors provided bids – price excludes GST)

Metro Roofing	\$302,350.00
Pacific Restorations	\$357,200.00
Cascade Roofing	\$357,717.00

16. Roof Hatch & Ladder (1 Contractor provided bid – price excludes GST)

Shanahans	\$11,769.00
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17. Roof Anchors (1 Contractor provided bid – price excludes GST)

Atlas Anchor	\$18,580.00
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18. Expansion Joint Assemblies (1 Contractor provided bid – price excludes GST)

West Pacific	\$17,647.00
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19. Glazing (2 Contractors provided bids – price excludes GST)

Columbia Glazing	\$449,496.00
Transparent Glazing	Incomplete

20. Doors & Hardware (2 Contractors provided bids – price excludes GST)

Shanahan's	\$39,318.00
Allmar	\$77,573.00

21. Sectional Doors (1 Contractor provided bid – price excludes GST)

Creative Door	\$3,100.00
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22. Steel Stud & Drywall (9 Contractors provided bids – price excludes GST)

Gallagher Bros	\$400,000.00
BC Drywall	\$437,500.00
Comren	\$466,875.00

23. Flooring (4 Contractors provided bids – price excludes GST)

Integral	\$108,909.00
Benefit	\$118,378.00
System One	\$171,545.00

24. Ceramic Tile (1 Contractor provided bid – price excludes GST)

Bridgewater	\$21,033.00
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25. Painting (4 Contractors provided bids – price excludes GST)

Lincor	\$94,330.00
Westcan	\$120,273.00
Concord	\$136,800.00

26. Toilet Partitions (2 Contractors provided bids – price excludes GST)

McGregor	\$5,159.00
Shanahans	\$6,150.00

27. Washroom Accessories (2 Contractors provided bids – price excludes GST)

MacGregor	\$5,275.00
Shanahans	\$5,336.00

28. Floor Pedimats (3 Contractors provided bids – price excludes GST)

West Pacific	\$15,720.00
MacGregor	\$18,813.00
Shanahans	\$21,950.00

29. Stretch Fabric (1 Contractor provided bid – price excludes GST)

Barrisol	\$16,948.00
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30. Mechanical & Fire Protection (9 Contractors provided bids – price excludes GST)

JF Butler	\$889,970.00
Inlet	\$1,067,000.00
Division 15	\$1,116,800.00

31. Electrical

Cash Allowance	\$1,000,000.00
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32. Balance of Cash Allowances (price excludes GST)

Description	Budget
Landscaping	\$204,525.00
Wall Panels	\$73,500.00
Millwork	\$100,000
Miscellaneous Metals	\$42,800.00
Interior & Parking Lot Signage	\$25,000.00
Reception Counter Lighting (Type E)	\$17,500.00
Revised Water Service to Existing Building	\$20,000.00
Code Blue Station	\$12,000.00
Anderson Cabin Temp. Protection	\$6,673.00
Metal Soffits	\$18,000.00
Sheet Metal Flashing and Trim	\$12,000.00
Skylights	\$10,000.00
Acoustic Plaster	\$32,000.00
Acoustic Treatment	\$11,000.00
Corner Guards	\$1,500.00
Window Treatments	\$14,600.00
Mechanical Silencers	\$7,500.00
Misc. Electrical Works	\$40,000.00
<b>Sub-total:</b>	<b>\$648,598.00</b>

Sub-total (items 1 - 32 above)	\$6,803,853.00
General Conditions	\$ 852,297.43
Contract Management Fee (2.95%)	\$ 225,856.00
<u>Preconstruction Services</u>	<u>\$ 12,000.00</u>
<b>Total Contract Value (excluding GST)</b>	<b>\$7,894,006.43</b>