

NO: R229

COUNCIL DATE: November 6, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 2, 2017**

FROM: **General Manager, Planning & Development** FILE: **0550-20**
(Fire Service Training Centre)

SUBJECT: **Award of Contract for the Construction of Surrey Fire Service Training Centre**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Award contract 1220-050-2016-012 in the amount of \$4,386,569.30 excluding GST to KDS Construction Ltd., for the construction of the new Surrey Fire Service Training Centre, as generally described in this report; and
2. Authorize an expenditure authority for this contract of \$4,600,000.00 excluding GST.

PURPOSE

The purpose of this report is to obtain approval to award a contract related to the construction of the new Surrey Fire Service Training Centre.

BACKGROUND

The Surrey Fire Service Training Centre project (the “Project”) was included in the 2016 Capital Program Budget (Corporate Report No. Foo2; 2016). The Project is intended to replace the existing 1976 wood frame training building, and to provide multi-function classrooms and simulation spaces, offices and meeting facilities.

In September 2016, a Request for Expressions of Interest and Statements of Qualification (RFEOI/SOQ 1220-050-2016-012) was issued for Construction Management Services for the Project. The RFEOI/SOQ was advertised on the City’s website and posted on the BC Bid Website. It closed October 7, 2016.

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

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

In April 2017 KDS 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. KDS has performed these services at a satisfactory level, and it is now proposed that the contract with KDS be extended to include the general contractor services for this construction portion of the project.

Tender Process

KDS and the design team, led by Chernoff Thompson Architects, have been working with City staff to obtain quotations for components of the work related to the Project.

The work of each trade is being tendered separately, with the intention of selecting the lowest quotation for each element of the work and combining them under one general contract. That general contract would then be assigned to KDS, as the general contractor for construction of the Project.

Quotation Process

In June 2017, a prequalification process was issued by KDS to prequalify trade contractors for the subject works. The prequalification was publicly advertised with a closing date of June 14, 2017.

Upon completion of the prequalification submission evaluation process by KDS, the shortlisted trade contractors were invited to submit quotations for the remaining components of the work. In instances where there were no submissions for prequalification, invitations were further publically advertised.

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 \$4,386,569.30 excluding GST. It is proposed that this contract be awarded to KDS, who will assume the risk associated with delivering the work within the stipulated price.

Project Schedule

Construction of the project will commence November 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 improving the Surrey Fire Service Training Centre, and this new building project will support the following Sustainability Charter Desired Outcomes (DO).

Built Environments and Neighbourhoods

- DO 6:** Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife.
- DO 13:** Buildings are healthy and energy and resource efficient.
- DO 15:** All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible.

Public Safety

- DO 2:** Police and fire services provide timely and reliable responses across the city.
- DO 5:** Surrey is recognized and perceived as a leader in establishing and maintaining collaborative partnerships for community safety and well-being.
- DO 6:** Surrey has proactive and coordinated emergency prevention measures in place, and can effectively deal with emergencies that arise.

Economic Prosperity and Livelihoods

- DO2:** Quality education, training and skills development programs are available in the city, which help to create a highly skilled workforce.

Ecosystems

- DO3:** All development enhances, or minimizes the impacts on Surrey's lush tree canopy and natural environment, and avoids encroachment into natural areas, habitat features and parks.

Infrastructure

- DO 2:** Infrastructure systems provide safe, reliable and affordable services.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Award contract 1220-050-2016-012 in the amount of \$4,386,569.30 excluding GST to KDS Construction Ltd., for the construction of the new Surrey Fire Service Training Centre, as generally described in this report; and
- Authorize an expenditure authority for this contract of \$4,600,000.00 excluding GST.

Original signed by
Jean Lamontagne
General Manager, Planning & Development

PJ/ss

Appendix "1" Results of the Request for Quotations Process

Appendix "I"

SURREY FIRE SERVICE TRAINING CENTRE PROJECT

Results of the Request for Quotations Process - *Only the lowest three complete and compliant bids are listed.*

1. Earthworks & Civil (4 Contractors provided bids – price excludes GST)

B&B	\$596,600.00
Drake	\$621,000.00
King Hoe	\$719,070.00

2. Formwork & Placing (5 Contractors invited; 1 Contractor provided bid – price excludes GST)

Prestige	\$91,539.00
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3. Concrete Supply (4 Contractors invited; 2 Contractors provided bid – price excludes GST)

Cash Allowance	\$54,073
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4. Rebar (3 Contractors provided bids – price excludes GST)

Blue Steel	\$46,000.00
Prestige	\$50,668.00
Mid Valley	\$60,650.00

5. Structural Steel (2 Contractors provided bids – price excludes GST)

I&J	\$436,126.00
PMC Builders	\$478,382.00

6. Steel Handrail (2 Contractors invited; 1 Contractor provided bid – price excludes GST)

Action Stainless	\$13,567.60
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7. Millwork (3 Contractors invited; 1 Contractor provided bid – price excludes GST)

TechArt	\$47,850.00
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8. Metal Cladding (4 Contractors provided bids – price excludes GST)

Bothwell Accurate	\$219,643.00
Lam Metal	\$248,711.00
MasterClad Rollforming	\$305,000.00

9. Roofing (4 Contractors provided bids – price excludes GST)

Pacific Restorations	\$231,980.00
Bollman	\$250,220.00
Cascade	\$256,119.00

10. Doors & Hardware (3 Contractors invited; 2 Contractors provided bids – price excludes GST)

CP Distributors	\$101,681.00
CHS Hardware	Incomplete

11. Overhead Doors (2 Contractors provided bids – price excludes GST)

Sam's	\$5,120.00
Creative	\$8,700.00

12. Glazing (9 Contractors invited; 1 Contractor provided bid – price excludes GST)

Semiahmoo Glass	\$122,750.00
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13. Walls and Ceilings (3 Contractors invited; 2 Contractors provided bids – price excludes GST)

Winwood	\$306,078.00
Effix	\$346,124.00

14. Flooring (3 Contractors invited; 2 Contractors provided bids – price excludes GST)

Benefit	\$28,579.00
Fast Track	\$32,556.00

15. Tile (4 Contractors invited; 1 Contractor provided bid – price excludes GST)

Down to Earth	\$12,900.00
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16. Painting (3 Contractors invited; 2 Contractors provided bids – price excludes GST)

Combined	\$39,897.00
Spectrum	\$60,296.00

17. Specialties (3 Contractors invited; 1 Contractor provided bid – price excludes GST)

CP Distributors	\$32,299.00
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18. Lockers (3 Contractors invited; 1 Contractor provided bid – price excludes GST)

Allmar	\$13,685.00
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19. Gear Racks (3 Contractors invited; 1 Contractor provided bid – price excludes GST)

Rocky Mountain Phoenix	\$18,098.60
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20. Roller Blinds (1 Contractor provided bid – price excludes GST)

Newco	\$12,636.37
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21. Elevators (3 Contractors invited; 2 Contractors provided bids – price excludes GST)

Otis	\$98,000.00
Kone	\$124,030.00

22. Mechanical (3 Contractors invited; 2 Contractors provided bids – price excludes GST)

Inlet	\$638,000.00
Black & McDonald	\$749,500.00

23. Electrical (3 Contractors provided bids – price excludes GST)

Powerpoint	\$459,912.00
Trotter	\$577,980.00
Status	\$623,205.00

24. Balance of Cash Allowances (price excludes GST)

Description	Budget
Site Fencing and Staging	\$3,600.00
Record Drawings	\$15,000.00
Signage	\$10,000.00
Re/re finishes in existing fire hall for fibre connection	\$15,000.00
Demolition of existing buildings	\$20,000.00
Hazmat testing	\$120.00
Supply and install new confined space training building	\$30,000.00
City of Surrey connections	\$10,000.00
Misc Div 2 – Site Work	\$48,844.09
Misc Div 3 – Concrete	\$37,744.85
Misc Div 5 – Metals	\$17,655.00
Misc Div 6 – Carpentry	\$32,521.01
Misc Div 7 – Thermal and Moisture Protection	\$64,595.28
Install electronic door hardware	\$6,750.00
Misc Div 9 – Finishes	\$13,092.50
Misc Div 10 – Specialties	\$8,715.00
Roof anchor ancillaries	\$1,620.00
Sub-total:	\$335,257.73

Sub-total (items 1 - 24 above)	\$3,962,272.30
General Conditions	\$ 241,436.00
Insurance	\$14,713.00
Contract Management Fee (4.00%)	\$ 168,148.00

Total Contract Value (excluding GST) \$4,386,569.30