

NO: R075

COUNCIL DATE: April 25, 2022

REGULAR COUNCIL

TO: Mayor & Council **DATE: April 21, 2022**

FROM: General Manager, Parks, Recreation & Culture **FILE: 6140-20/C**

SUBJECT: Award of Contract No. 1220-030-2021-047
Design-Build of South Fieldhouse at Newton Athletic Park

RECOMMENDATION

The Parks, Recreation, & Culture Department recommends that Council:

1. Award Contract No. 1220-030-2021-047 to Stantec Architecture Ltd. in the amount of \$1,781,852.54 (including GST) for the design-build of the South Fieldhouse at Newton Athletic Park;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-047 at \$1,960,038.00 (including GST and contingency); and
3. Authorize the General Manager, Parks, Recreation & Culture, to execute Contract No. 1220-030-2021-047 within the approved expenditure authorization limit.

INTENT

The purpose of this report is to obtain Council approval to award Contract No. 1220-030-2021-047 to Stantec Architecture Ltd. to design and construct a fieldhouse at Newton Athletic Park.

BACKGROUND

The City continues to improve the services provided at Newton Athletic Park to meet the needs of community sport groups. Newton Athletic Park currently features eleven full-size soccer fields that are served by four changerooms in the Newton Athletic Park Pavilion. The construction of a new fieldhouse in the southern portion of the park will provide an additional four changerooms to that area, as well as public washrooms. This will provide direct support to the surrounding fields.

In 2021, Thinkspace Architecture was hired to conduct initial stakeholder engagement and prepare a concept design. This work guided the overall scope and requirements of the building and was included as part of the design-build scope.

SCOPE OF WORK

The Scope of Work (the “work”) related to Contract No. 1220-030-2021-047 (the “Contract”) consists of the design and construction of a fieldhouse at Newton Athletic Park. Specifically, the work involves:

- Detailed design;
- Administration of the building permit process;
- Connection of building services; and
- Construction of the building including four changerooms, public washrooms, and mechanical rooms.

The project location is illustrated in Appendix “I” attached to this report.

Design is anticipated to start by May 1, 2022. Construction is planned to start in mid-September 2022, with project completion scheduled for February 2023.

REQUEST FOR EXPRESSION OF INTEREST RESULTS

On November 2, 2021, Request for Expression of Interest 1220-050-2021-022 (the “RFEOI”) was issued to facilitate the prequalification of contractors for the design-build of a fieldhouse. Site specifics, scope of services, project deliverables, and timelines were included.

Proposals from ten firms were received and evaluated by City staff. Five submissions met the requirements necessary to qualify for the shortlist.

Contractor

1. Bradbury Architecture.
2. Dawson Wallace Construction Ltd.
3. Fricia Construction Inc.
4. Smith Bros. & Wilson (B.C.) Ltd.
5. Stantec Architecture Ltd.

REQUEST FOR PROPOSAL RESULTS

On February 3, 2022, Request for Proposal 1220-030-2021-047 (the “RFP”) was issued for the design-build of a fieldhouse at Newton Athletic Park. Concept drawings, servicing documents, and proposal documents for the work were included.

Proposals from three of the five shortlisted proponents were received. Results of the proposals are as follows:

<i>Contractor</i>	<i>Proposal amount with GST</i>
1. Stantec Architecture Ltd.	\$1,781,852.54
2. Fricia Construction Inc.	\$2,232,237.00
3. Smith Bros. & Wilson (B.C.) Ltd.	\$2,579,660.88

EVALUATION

The City's evaluation team, comprised of Staff from the Parks, Recreation & Culture Department and the Finance Department, evaluated the submissions for accuracy, completeness and compliance with the RFP, and considered the following general criteria:

- Capacity in terms of human resources and equipment;
- Amount of experience in undertaking work of a similar nature;
- Reasonable methodology and time schedule to undertake the work; and
- Costs to the City for the required work.

The proposal submitted by Stantec Architecture Ltd. demonstrated a competent process for the design and construction of a new fieldhouse building, as well as their capacity to meet required timelines and budgets. Stantec Architecture Ltd. has the necessary experience and resources to carry out the work and provides the best overall value to the City. They have no outstanding legal claims against the City.

It is recommended that the City award the Contract to Stantec Architecture Ltd.

FUNDING

Funding for this Contract is available within the approved 2022 Five-Year Financial Plan – Capital Program (Parks, Recreation & Culture Department Capital budget).

SUSTAINABILITY CONSIDERATIONS

The work associated with this Contract supports the objectives of the City's Sustainability Charter 2.0. In particular, this Contract supports the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods and Health and Wellness. Specifically, this Contract supports the following Desired Outcomes ("DO"):

- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness, and wellbeing;
- Buildings and Sites DO15: All new buildings, public places, and outdoor spaces are welcoming. They are safe and universally accessible; and
- Wellness and Recreation DO6: Residents participate in a wide range of recreation and leisure opportunities.

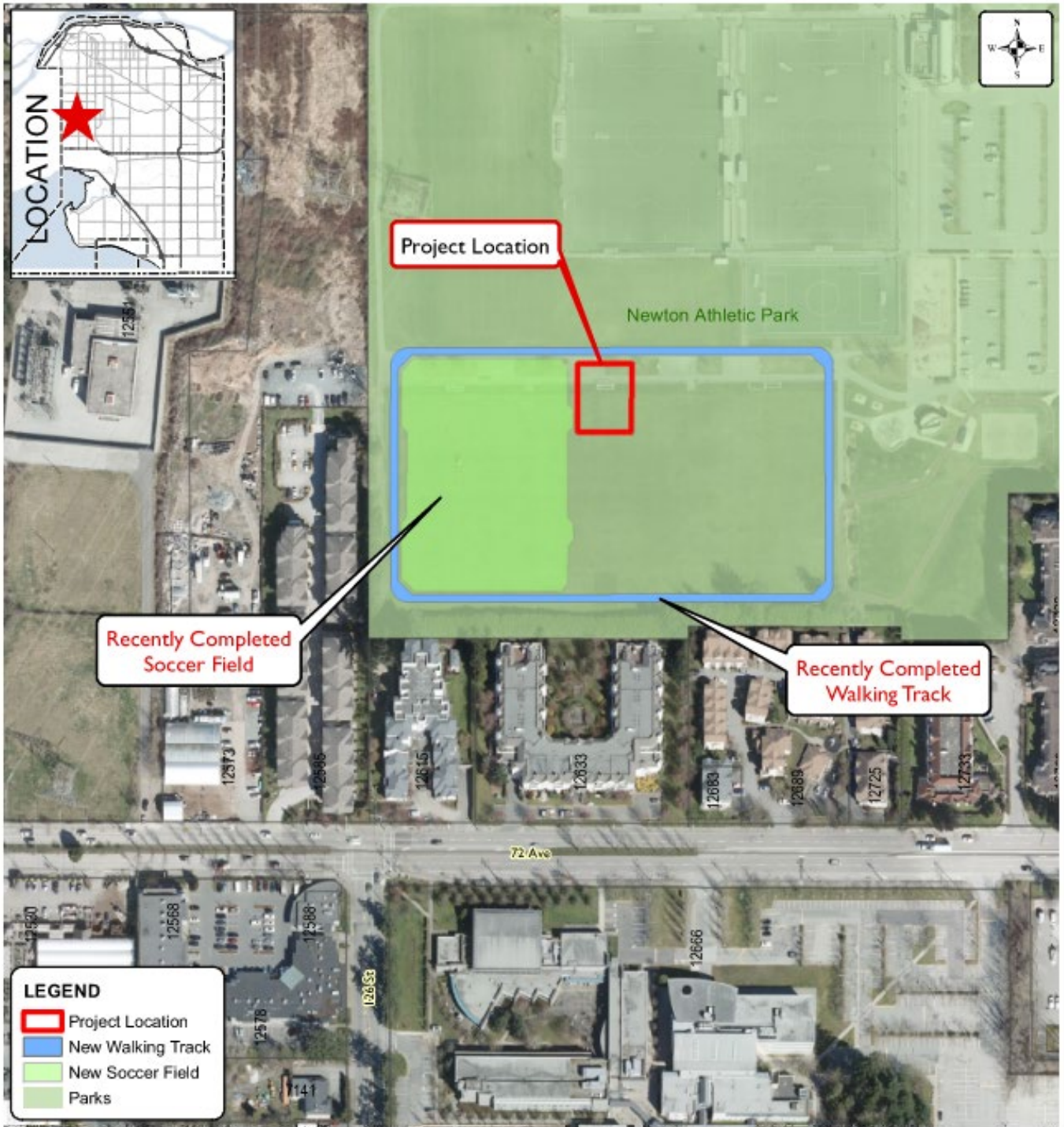
CONCLUSION

Based on the above discussion, it is recommended that Council approve the award of Contract No. 1220-030-2021-047 to Stantec Architecture Ltd. for design-build services to construct a fieldhouse at Newton Athletic Park.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Appendix "I" – Project Location – Newton Athletic Park

APPENDIX "I"



Produced by GIS Section: 16-Mar-2022, P205803

Scale: 1:2,500 0 50 M



Newton Athletic Park Fieldhouse

Parks,
Recreation and
Culture Department

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.