

NO: **R219**

COUNCIL DATE: **December 12, 2011**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 8, 2011**

FROM: **City Manager
President and CEO,
Surrey City Development Corporation**

FILE: **City Centre Civic
Projects**

SUBJECT: **Award of Contract for the Construction of Above-Ground Works for the New
City Hall and Community Plaza in Surrey City Centre**

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 the above-ground works as generally described in this report related to the new City Hall and Community Plaza with a maximum total value of \$38,230,000 excluding HST; and
2. Set the expenditure authorization limit for the contract at \$40,230,000 excluding HST.

PURPOSE

The purpose of this report is to obtain Council approval to award a contract package related to the construction of the new City Hall, underground parking structure and Community Plaza in City Centre, 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 Five Year Financial Plan for the construction of the Project.

In the spring of 2010, SCDC in conjunction with the City 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 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.

The contract package that is the subject of this report consists of the Structural, Mechanical and Electrical Works for the new City Hall including the following components:

- Concrete forming , placing and finishing;
- Reinforcing Steel;
- Structural Steel;
- Electrical Systems; and
- Mechanical Systems.

The components of work were 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 for each of the components followed the City's purchasing policy and related legal requirements. As noted previously, the proponent submitting the lowest bid that fully meets the specifications for each component of the work is being awarded the work related that component. The value of the contract is \$38,230,000 excluding HST, which also includes general expenses, insurance, allowances for minor work and the construction management fee.

PCL Contractors Ltd., the General Contractor for the Project, will enter into a contract with the City to guarantee the performance of the work associated with each of the components of work covered by this contract and will hire the proponents 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 is available within the Council-approved 2011 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 the above-ground works as generally described in this report related to the new City Hall and Community Plaza with a maximum total value of \$38,230,000 excluding HST; and
- Set the expenditure authorization limit for the contract at \$40,230,000 excluding HST.

Murray Dinwoodie
City Manager

Jim Cox
President and CEO,
Surrey City Development Corporation

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Appendix I: List of Subtrade Contractors and the Tender Prices for Work Components included in the Contract Package

APPENDIX I

List of Subtrade Contractors and Tender prices for Work
Components included in the Contract Package
Low Bids Shown

Trade Package	Trade Scope	Bidders	Bids
TP 2.4	Formwork , Concrete and Cranage	Bosa Construction	\$ 7,099,918
		PCL	\$ 8,317,224
		HP Formwork	no bid
		Newway Construction	no bid
TP 2.8	Reinforcing Steel	Bar None Reinforcing	\$ 1,434,370
		LMS	\$ 1,678,174
		Heritage Steel	no bid
TP3.8	Structural Steel, open web steel joits, steel deck	A1 Industries	\$ 2,847,860
		Whitemud	\$ 3,952,600
		Canron	\$ 4,911,896
		Solid Rock	\$ 5,781,000
TP3.17	Spray Fireproofing	Westcor	\$ 129,000
		Greer Contracting	\$ 146,200
TP3.45	Mechanical Systems	Georgia Mechanical	\$ 7,496,000
		Ridgeway	\$ 8,221,668
		Eagle Ridge	\$ 8,695,232
		Dual Mechanical	\$ 9,112,024
		Fred Welsh	\$ 9,888,000
		Pitt Meadows	\$ 9,890,000
		Division 15 Mechanical	\$ 10,200,000
		National Hydronics	\$ 10,498,000
		PML Professional	\$ 10,598,000
		Lockerbie and Hole	\$ 11,350,000
		Keith Plumbing	No bid
Davidson Bros.	No bid		
TP3.46	Fire Suppression Systems	Gisborne	\$ 870,300
		Viking Fire Protection	\$ 835,150
		PML Professional	\$ 733,000
		Troy Sprinklers	\$ 994,410
		Active Fire & Safety	\$ 1,010,800
TP 3.47,3.48,3.49	Electrical System, Temporary power system, Communications Systems	Western Pacific	\$ 10,149,000
		RB Burns (Protec)	\$ 10,418,667
		Houle Electric	\$ 11,106,000
		Mott Electric	\$ 11,803,168
		Elgar Electric	\$ 12,297,000
		Canem Systems	\$ 12,937,000
	Nightingale Electric	Incomplete	
Trade Contract Total			\$ 30,026,448