

NO: R131

COUNCIL DATE: June 24, 2019

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## REGULAR COUNCIL

**TO: Mayor & Council**

**DATE: June 18, 2019**

**FROM: General Manager, Planning & Development  
Chief Librarian**

**FILE: 0710-30 (Cloverdale  
Library)**

**SUBJECT: Award of Contract Invitation to Tender 1220-020-2019-002 for  
Cloverdale Library Improvements**

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## RECOMMENDATION

The Planning & Development Department and Surrey Public Library recommend that Council:

1. Award Contract No. 1220-020-2019-002 to Novacom Building Partners Ltd. in the amount of \$1,272,705.00 (including GST) for the construction work of Cloverdale Library Improvements;
2. Set the expenditure authorization limit for Contract No. 1220-020-2019-002 at \$1,336,500.00, (including GST and contingency); and
3. Authorize the General Manager, Planning & Development to execute Contract No. 1220-020-2019-002 and related change orders.

## INTENT

The intent of this report is to obtain Council approval to award a contract related to the construction works for Cloverdale Library Improvements (“the Project”) to Novacom Building Partners Ltd. (“Novacom”).

## BACKGROUND

The Cloverdale Public Library, located at 5642 – 176A Street, is one of the City’s older libraries, converted from a courthouse building to a Library in 1987. The Cloverdale branch is well visited by the local community, as well as by regional visitors for the extensive family history reference department kept at this location.

This library branch is in need of improvement to maintain operation as a functioning civic facility. The space is operating at full capacity and the finishes are worn. The building entrance does not adequately accommodate wheelchairs or strollers and the second-floor structure was not

originally designed to support book stacks. While building access is from the west, the parking lot and other campus destinations are to the east. An entrance will be added to the east side of the library onto Veteran's Square to help foster a collaborative campus. The intent of the work is to improve operational issues and enhance customer experience.

## SCOPE OF WORK

Project improvements will include:

- Front entrance replacement;
- Southeast corner reconstruction adding glazing and sliding door access;
- Open stair removal and floor infill;
- Structural upgrade to a portion of the second floor;
- Interior work includes new offices, finishes, administration area millwork.
- Mechanical work to suit new layout;
- Plumbing includes a new water fountain, hand sink and mop sink. There are no changes to existing washrooms;
- Electrical scope includes a new fire panel, lighting, power, low voltage and data, plus provisions for security equipment to suit the new layout; and
- Painting of exterior metals.

## INVITATION TO TENDER RESULTS

In May 2019, Invitation to Tender ("ITT") 1220-020-2019-004 was issued for the Project. The ITT was advertised on both the City and BC Bid websites.

A total of three (3) bids were received:

	<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1.	Novacom Building Partners Ltd.	\$1,272,705.00	No change
2.	C3M Construction Contractor Group Inc.	\$1,331,153.25	No change
3.	RJS Construction Ltd.	\$1,665,286.21	No change

Considering the scope of the work, site conditions, and time of tendering, the results of the procurement process are within project budget.

## EVALUATION

The ITT closed on June 6, 2019. City staff and consultants reviewed the tender submissions for accuracy and completeness. No errors were found. All submissions included the 10% bid bond and were signed on the Tender form.

The low bidder, Novacom Building Partners Ltd. (“Novacom”), has provided a Consent of Surety for a Performance Bond and a Labour & Materials Bond, and agreed to substantially complete the work by December 15, 2019. Novacom’s past performance on similar work appears satisfactory and represents the best value to the City. They have no outstanding legal claims against the City. It is recommended that Novacom Building Partners Ltd. be awarded Contract No. 1220-020-2019-002.

## **PROJECT SCHEDULE**

Construction of the Project will commence in late July or early August 2019, and is expected to be completed in January 2020.

## **FUNDING**

Funding for this contract is available within the approved 2018 Five Year (2018-2022) Financial Plan – Capital Program.

## **SUSTAINABILITY CONSIDERATIONS**

The work of this contract supports the objectives of the City’s Sustainability Charter 2.0. In particular, this work relates to Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods and Infrastructure. Specifically, this contract supports the follow Desired Outcomes (“DO”) and Strategic Direction (“SD”):

### **Built Environment and Neighbourhoods**

DO 12: Retrofits and renovations are prioritized over demolition.

### **Infrastructure**

SD1: Proactively manage community assets to maintain them over the long-term in a state of good repair.

SD 2: Develop and manage our assets to adapt to technological change.

## **CONCLUSION**

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

- Award Contract No. 1220-020-2019-002 to Novacom Building Partners Ltd. in the amount of \$1,272,705.00 (including GST) for the construction works of Cloverdale Library Improvements;
- Set the expenditure authorization limit for Contract No. 1220-020-2019-002 at \$1,336,500.00 (including GST and contingency); and

- Authorize the General Manager, Planning & Development to execute Contract No. 1220-020-2019-002 and related change orders.

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

*Original signed by*  
Surinder Bhogal  
Chief Librarian

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