

NO: R165

COUNCIL DATE: September 13, 2021

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## REGULAR COUNCIL

**TO: Mayor & Council** **DATE: September 9, 2021**

**FROM: Acting General Manager, Planning & Development** **FILE: 1220-030-2021-041**

**SUBJECT: Contract Award for Project Management Services for City Centre Sports Complex Project**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Award Contract No. 1220-030-2021-041 to Turnbull Construction Project Managers Ltd. in the amount of \$453,348.00 (including GST);
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-041 at \$522,000.00 (including contingency and GST); and
3. That the Acting General Manager, Planning & Development, or designate, be authorized to execute Contract No. 1220-030-2021-041, as well as approve all Change Orders related to the Contract within the expenditure authorization limit.

## INTENT

The intent of this report is to obtain Council approval to proceed with awarding Contract No. 1220-030-2021-041 to Turnbull Construction Project Managers Ltd. (“Turnbull”) for project management services relating to City Centre Sports Complex Phase I (Expansion to Chuck Bailey Recreation Centre) (the “Project”).

## BACKGROUND

As part of the Surrey Invest Program, the design and construction of the Project has been approved by Council in the Five-Year (2021-2025) Financial Plan – Capital Program.

In order to support the City in the management and delivery of approved Capital projects, including Newton Community Centre and Cloverdale Sport & Ice Complex which have also been initiated this year (2021), and given current resource capacity, hiring a project management services consultant for managing the City Centre Project is necessary to ensure the successful implementation of the Capital Projects Program as planned.

As the design process for the Project has already commenced at the end of July 2021, project management services are planned to commence immediately following approval in September 2021.

## **DISCUSSION**

The work consists of providing comprehensive project management services for the Project, as identified in the Request for Proposal (“RFP”). Turnbull will work closely with City staff and the project team and will coordinate and report directly to Civic Facilities - Capital Projects team throughout the duration of the Project.

## **EVALUATION**

### **Request for Proposals Results**

On June 29, 2021, RFP No. 1220-030-2021-041 was issued for the Project. The RFP document was advertised on the City website and posted on the BC Bid website, with a closing date of July 13, 2021. Five proposals were received from the following proponents:

- Turnbull Construction Project Managers Ltd. (“Turnbull”);
- WSP Projects Inc.;
- BTY Consultancy Group Inc.;
- MAKE Projects Ltd.; and
- MKT Development Group Inc.

The five proposals received were reviewed by City staff for accuracy, completeness, and comparable work experience, as well as the best value for the City.

Upon completion of the evaluation process and considering the responses to the questionnaires and the outcome of the interviews with the two first leading consultants, the evaluation team concluded that the proposal submitted by Turnbull offers the best value to the City. It is therefore recommended that Turnbull be awarded Contract No. 1220-030-2021-041.

## **SUSTAINABILITY CONSIDERATIONS**

The Project supports the objectives of the City’s Sustainability Charter 2.0. In particular, this Project relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods and Infrastructure. Specifically, they support the following Desired Outcomes (“DO”):

- Buildings and Sites DO<sub>11</sub>: Surrey is at the forefront of sustainable and restorative building design and technology;
- Buildings and Sites DO<sub>13</sub>: Buildings are healthy and energy and resource efficient; Buildings and Sites DO<sub>15</sub>: All new buildings, public places, and outdoor spaces are welcoming. They are safe and universally accessible;
- All Infrastructure DO<sub>1</sub>: City facilities and infrastructure systems are well managed, adaptable, long lasting, and are effectively integrated into regional systems; and
- Energy and Climate DO<sub>10</sub>: Buildings in the community are energy-efficient and offset energy use with onsite energy generation.

## **FUNDING**

Funding for this Project is available within the approved Project budget, as included in the approved 2021 Five-Year Financial Plan – Capital Budget.

Rémi Dubé, P.Eng.  
Acting General Manager,  
Planning & Development

AA/cc