

TO: MAYOR & COUNCIL
FROM: DEPUTY CHIEF ADMINISTRATIVE OFFICER AND CHIEF FINANCIAL OFFICER
SUBJECT: **CI – BURNABY OUTDOOR COVERED MULTI-PURPOSE COURT – RIVERWAY PROJECT CCDC5B**
PURPOSE: To obtain Council approval to increase the existing contract with Holaco Construction (1997) Ltd for the Construction Management and Construction - Burnaby Outdoor Covered Multi-Purpose Court - Riverway project.

RECOMMENDATION

THAT a contract increase to Holaco Construction (1997) Ltd. for an estimated total cost of \$3,834,475.00 including GST in the amount of \$182,594.00 , as outlined in the June 5, 2023 Council Report titled “CI – Burnaby Outdoor Covered Multi-Purpose – Riverway Project CCDC5B” be approved; and,

THAT final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS

I concur with the recommendation of the Deputy Chief Administrative Officer and Chief Financial Officer.

1.0 POLICY SECTION

The City’s Change Order Policy requires Council’s approval for change orders, which individually or when accumulated with prior change orders, increase the total value of the contract by \$1,000,000.

2.0 BACKGROUND

The Riverway Outdoor Covered Multi-Purpose Court project involves constructing a new cover for the existing court and offering various programs. The Project will serve as a year-round location for recreational activities and community gatherings. The covered facility and community space will provide a sheltered area for users during inclement weather, improving the overall user experience. The Project will be energy efficient and designed to meet the highest engineering and accessibility standards.

3.0 GENERAL INFORMATION

Original Contract Award – Phase 1

City staff issued a Request for Proposal #276-11-22 (Attachment 1) for the Riverway Outdoor Covered Multi-Purpose Court Construction Management and Construction Services. On December 15, 2022, the City received four proposals. All four proponents submitted a proposal for the project that included construction management services and general contractor services. The City staff evaluated the proposals and awarded a CCDC5B Construction Management at Risk contract to Holaco Construction (1997) Ltd. for the (Phase 1) Construction Management services. The original contract award was for a total cost of \$542,771.00 including GST in the amount of \$25,846.00.

Tender Process – Phase 2

Since January 2023, Holaco Construction (1997) Ltd and the architect (Carscadden Stokes McDonald Architects Inc) have been working with City staff to obtain quotations for the components of work related to Phase 2 of the Project. This work includes all remaining scopes of work. Under a Construction Management contract, the Construction Manager works with the architect and the City in Phase 1 to provide comments and suggestions for design revisions to help ensure a successful project. Phase 2 of the Construction Management contract represents the stipulated price for actual construction of the project. Phase 2 is awarded if all parties are satisfied with the revisions proposed in Phase 1. The project team has reached this milestone and are recommending proceeding with Phase 2 of the contract.

General Contract

The lowest fully compliant quotation for each component of the Phase 2 work is being combined into a "stipulated price" contract that includes an allowance for general requirements and contract management fees.

This recommendation is to approve a contract increase of the existing contract with Holaco Construction (1997) Ltd for the Construction Management and Construction Phase 2 - [BSBC] Burnaby Outdoor Covered Multi-Purpose Court - Riverway Project by an estimated total amount of \$3,834,475.00 including GST in the amount of \$182,594.00.

Contract History	Date	Accumulative Total Change (including GST)
Original Contract Award – Phase 1	January 2023	\$ 542,771.00
Change Order #1 – Phase 2	Pending	\$ 3,834,475.00
Total		\$ 4,377,246.00

The total stipulated price contract is \$4,377,246.00, including GST in the amount of \$208,440.00. It is proposed that this contract be awarded to Holaco Construction (1997) Ltd, who will assume the risk associated with delivering the work of the contract within the stipulated price. The General Manager Lands and Facilities concurs with this recommendation.

Project Schedule

Construction of Phase 2 of the Project will commence in the latter half of 2023 and expected completion is in early 2024.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The RFP#276-11-22 (Attachment 1) was listed on the bids & tenders website from November 28, 2022 to December 15, 2022. Upon closing, the City received a total of four proposal submissions.

5.0 FINANCIAL CONSIDERATIONS

Funding for this phase 2 capital work is included in the 2023 – 2027 Financial Plan under WBS element DPW.0399 (\$3,651,900).

Respectfully submitted,

Noreen Kassam, Deputy Chief Administrative Officer and Chief Financial Officer

ATTACHMENTS

Attachment 1 – RFP#276-11-22

REPORT CONTRIBUTORS

This report was prepared by Rafael Rojek, Senior Buyer, and reviewed by Sophan Lum, Assistant Manager, Purchasing – Capital.

View Details

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Bid Details

<p>Bid Classification: Bid Type: Bid Number: Bid Name: Bid Status: Bid Awarded Date: Bid Closing Date: Question Deadline: Electronic Auctions: Language for Bid Submissions: Submission Type: Submission Address: Public Opening: Description:</p>	<p>Construction Request for Proposal 276-11-22 Construction Management and Construction - Burnaby Sport Box Covers - Riverway Awarded Fri Jan 27, 2023 (PST) Thu Dec 15, 2022 3:00 PM (PST) Fri Dec 9, 2022 3:00 PM (PST) Not Applicable English unless specified in the bid document Online Submissions Only Online Submissions Only No The purpose of this Request for Proposal ("RFP") is to invite Proposals from professional, qualified and experienced firms to select a Proponent to provide construction management and construction services (collectively, "Construction Management at Risk") for the [BSBC] Burnaby Sport Box Covers - Riverway project. The Construction Manager will bring Construction Management expertise or complete understanding of CM at Risk methods to assist the owner, the City of Burnaby ("City") through the various phases of the [BSBC] Burnaby Sport Box Covers - Riverway project, as identified in this RFP. Only the following Pre-qualified General Contractors from RFQ #48-02-22 and RFQ #222-08-22 will be invited to tender this Project:</p> <ol style="list-style-type: none"> 1. Liberty Contract Management Inc. 2. GPM Civil Contracting Inc 3. ETRO Construction Ltd. 4. Heatherbrae Builders Co. Ltd. 5. Holaco Construction (1997) Ltd. 6. Double V. Construction Ltd. <p>The form of contract shall be the CCDC5B – Construction Management Contract – for Services and Construction, (the "CCDC5B"), as modified by the supplemental general conditions in the proposed form attached hereto as Appendix A (the "Supplemental Conditions"), together referred to herein as the "CCDC5B Contract").</p> <p>The City may proceed with converting the CCDC5B Contract directly into a stipulated price contract (CCDC-2) pursuant to Article A-8.4 of the CCDC5B, the Appendix to the CCDC5B and as modified by the Supplemental Conditions applicable to the Appendix.</p>
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