

TO: MAYOR & COUNCIL
FROM: DEPUTY CHIEF ADMINISTRATIVE OFFICER AND CHIEF FINANCIAL OFFICER
SUBJECT: **CI - LAUREL STREET WORKS YARD PROJECT**
PURPOSE: To obtain Council approval to award a Contract Increase (CI) for additional construction services for the Laurel Street Works Yard project.

RECOMMENDATION

THAT a contract increase to Canadian Turner Construction Company Ltd. for an estimated cost of \$1,982,295 including GST in the amount of \$94,395, as outlined in the July 10, 2023 Council Report titled “CI – Laurel Street Works Yard Project” 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 Laurel Street Works Yard (LSWY) project is the phased replacement of the City’s main Engineering and Public Works facility at 5780 Laurel Street, which had reached the end of its useful life. Phase 1 included the construction of the yard building, used for storage of tools, materials and salters/sanders. Phase 1 was completed in 2019 by Chandos Construction Ltd. Phase 2 includes the construction of the main building, which houses the City’s fleet repair garage, facilities management shops, engineering operations, data centre and emergency operations centre. Phase 2 also includes demolition of the remaining old buildings, installation of a new fuel station, and redevelopment of the remainder of the yard.

3.0 GENERAL INFORMATION

On June 03, 2020, Council awarded to Canadian Turner Construction Company Ltd for construction services for the Laurel Street Works Yard Project in the amount of \$61,152,000 including GST in the amount of \$2,912,000.

In Fall 2020, Canadian Turner Construction Company Ltd. mobilized to site and began civil works and site servicing. The Canadian Turner Construction Company Ltd. completed construction of the main building, and partial landscaping within the setback areas around the perimeter of the site. On October 12, 2022 following completion of the main building, select City departments moved into the building, and then the demolition of the existing buildings followed. The remainder of the operations staff will move after the remaining yard construction is complete.

Since the award of this contract, there have been previous change orders for a total value of \$7,208,993 including GST in the amount of \$343,285. These previous change orders were for additional works to improve infrastructure for electric vehicles (EV) charge stations, additional subsurface works, reconfiguration and additional storage fixtures for Central stores not included in the original tender documents, and additional works requested by the City to feature in the main building.

Due to scope changes and anticipated allowance for additions, this contract increase of \$1,982,295 including GST in the amount of \$94,395 is for the following additional works:

- Escalation cost related to EV Charging stations - Part 3 additional works to provide infrastructure for future EV charging stations to support up to 193 “Level 2” Electric Vehicle Chargers is a higher amount then forecasted;
- Unforeseen site conditions due to discrepancies of high voltage as-built drawings;
- Additional works requested by the City that were budgeted separately, but not included in the contract, fueling station additions, driveway tie into Laurel Street, additional power requirements;
- Code requirement additions for occupancy;
- Escalation cost for concrete and asphalt due to schedule extension; and
- Unforeseen additional abatement cost due to increased scope.

The total revised contract value will be \$70,343,288 including GST in the amount of \$3,349,680.

Contract History	Date	Accumulative Total Change (including GST)
Original Contract Award	June 2020	61,152,000
Previous Change Orders	July 2021 – October 2022	7,208,993
Change Order – Contract Increase	Pending	1,982,295
TOTAL		\$ 70,343,288

City staff have reviewed the change orders and believe they appropriately address the City's needs at a fair cost.

The General Manager Lands and Facilities concurs with this recommendation.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The Tender #08-01-19 Laurel Street Works Yard Redevelopment Project – Phase 2 Construction (Attachment 1) was publically advertised. Upon closing, the City received a total of two submissions.

5.0 FINANCIAL CONSIDERATIONS

Funding for this capital work is included in the 2023 – 2027 Financial Plan under Lands & Facilities – Civic Projects for the Laurel Street Works Yard Redevelopment project under WBS element ENX.0014 (\$1,887,900). Plan was initially insufficient to accommodate this contract increase. Reallocation of \$630,000 was made to this project from this City Hall Signage & Wayfinding project, which has some savings identified due to changes in scope.

Respectfully submitted,

Noreen Kassam, Deputy Chief Administrative Officer and Chief Financial Officer

ATTACHMENTS

Attachment 1 – Tender #08-01-19

REPORT CONTRIBUTORS

This report was prepared by Scott Lovas, Purchasing Specialist, and reviewed by Sophan Lum, Assistant Manager, Purchasing – Capital.



Laurel Street Works Yard: Main Building - Lot : 1 / Amendment : 15

Opportunity Type: Historic Record- General (pre-Jan 2023) Notice Type: Invitation to Tender

Opportunity Description: Laurel Street Works Yard: Main Building

Opportunity ID: 08-01/19 Status: Closed

Issued by: City of Burnaby

BC GSIN Commodities: EE01 - Construction - Buildings

Lot #: 1 Amendment #: 15

Amendment reason: [Empty field]

Amendment History

#	Amendment reason	Date & time (Pacific Time)
14		2020-05-22 10:53:00 AM
13		2020-05-19 2:47:00 PM
12		2020-05-11 4:17:00 PM
11		2020-05-08 3:45:00 PM
10		2020-05-04 2:37:00 PM
9		2020-04-27 2:09:00 PM
8		2020-04-09 2:38:00 PM
7		2020-03-19 9:07:00 AM
6		2020-03-18 1:47:00 PM
5		2020-03-17 9:38:00 AM
4		2020-03-13 12:03:00 PM
3		2020-03-04 10:59:00 AM
2		2020-03-02 11:03:00 AM
1		2020-02-19 4:21:00 PM

Issue Date: 2020-02-06 5:52:00 PM

Closing Date and Time: 2020-05-27 3:00:00 PM

Amendment Date & Time: [Empty field]

Title	Type	Att.	Last Modification (Pacific Time)
ADD14-Bridgewood Pattern	Supplier Migrated Documents (Approved)	1076851957_ADD14-Bridgewood Pattern.pdf	2020-05-22 3:46:00 PM
ADD15 - Attachments	Supplier Migrated Documents (Approved)	2029443082_ADD15 - Attachments.pdf	2020-05-22 3:48:00 PM
ADD14-Reliance Foundry Bollard	Supplier Migrated Documents (Approved)	1618595068_ADD14-Reliance Foundry Bollard.pdf	2020-05-22 3:46:00 PM
ADD13-Attachment 8.16	Supplier Migrated Documents (Approved)	1126012159_ADD13-Attachment 8.16.pdf	2020-05-22 3:46:00 PM
ADD13-Attachment 8.20	Supplier Migrated Documents (Approved)	1784032276_ADD13-Attachment 8.20.pdf	2020-05-22 3:46:00 PM
ADD 11 - Stantec Addendum No.1	Supplier Migrated Documents (Approved)	1159218373_ADD 11 - Stantec Addendum No.1.pdf	2020-05-22 3:46:00 PM
Addendum 12	Supplier Migrated Documents (Approved)	1143241777_Addendum 12.pdf	2020-05-22 3:46:00 PM
ADD 12 - File Transfer Link	Supplier Migrated Documents (Approved)	1567455740_ADD 12 - File Transfer Link.pdf	2020-05-22 3:46:00 PM
ADD 11 - Architectural Drawings	Supplier Migrated Documents (Approved)	1270661961_ADD 11 - Architectural Drawings.pdf	2020-05-22 3:46:00 PM
Addendum 10	Supplier Migrated Documents (Approved)	1036576460_Addendum 10.pdf	2020-05-22 3:46:00 PM
Addendum 9	Supplier Migrated Documents (Approved)	1462633394_Addendum 9.pdf	2020-05-22 3:46:00 PM
ADD 9 - Electrical Site Plan E1.01 revised April 24	Supplier Migrated Documents (Approved)	1522661409_ADD 9 - Electrical Site Plan E1.01 revised April 24.pdf	2020-05-22 3:46:00 PM
ADD8 - Section 260519	Supplier Migrated Documents (Approved)	2064875016_ADD8 - Section 260519.pdf	2020-05-22 3:46:00 PM
ADD8 - Civil Addendum 1	Supplier Migrated Documents	1570277356_ADD8 - Civil Addendum 1.pdf	2020-05-22



Return

The City of Burnaby invites tenders from Pre-Qualified General Contractors for construction of a new office, vehicle works, and warehouse building, and associated site works within the Laurel Street Works Yard located at 5780 Laurel Street in the City of Burnaby, B.C.

Only the following Pre-qualified General Contractors will be invited to tender this project.

1. Chandos Construction Ltd.
2. Canadian Turner Construction Ltd.
3. Graham Construction and Engineering LP
4. Heatherbrae Builders Co. Ltd.
5. Ledcor Construction Limited
6. Scott Construction Ltd.
7. Stuart Olsen Construction Ltd.

A **mandatory** site tour has been arranged to begin at 09:30 AM on **February 11th, 2020** at the site, 5780 Laurel Street, Burnaby, BC to visit and examine the works. The Prequalified General Contractors or their agents shall meet at the Laurel Street entrance located at 5780 Laurel Street and register their presence with the Consultant at the site tour stating the name of the contractor they represent.

Tenders will not be opened in public. All unverified results will be posted on the Owner's website by 10:00am the next business day after the Tender Closing Time and Date.

Bid Security will not be returned to the unsuccessful tenderers unless a request is submitted in writing to purchasing@burnaby.ca with the reference to the project name and number.

Submissions and/or amendments will not be accepted by facsimile or email. Late submissions or submissions delivered to locations other than the address indicated will be returned to the Tenderer unopened.

	Documents (Approved)		3:46:00 PM
07 LSWY MAIN DATACENTRE IFT 2019-04-12	Supplier Migrated Documents (Approved)	1164106045_07 LSWY MAIN DATACENTRE IFT 2019-04-12.pdf	2020-05-22 3:46:00 PM
Electrical - Appendix D	Supplier Migrated Documents (Approved)	1245709781_Electrical - Appendix D.pdf	2020-05-22 3:46:00 PM
04 LSWY MAIN ELEC IFT 2019-04-12	Supplier Migrated Documents (Approved)	1852711075_04 LSWY MAIN ELEC IFT 2019-04-12.pdf	2020-05-22 3:46:00 PM
02 LSWY MAIN STRU IFT 2019-04-12	Supplier Migrated Documents (Approved)	1856119454_02 LSWY MAIN STRU IFT 2019-04-12 - link.pdf	2020-05-22 3:46:00 PM
08 LSWY MAIN FUELSYS IFT 2019-04-12	Supplier Migrated Documents (Approved)	1976600226_08 LSWY MAIN FUELSYS IFT 2019-04-12 - link.pdf	2020-05-22 3:46:00 PM
13 LSWY 3Si_LSWY_20190219	Supplier Migrated Documents (Approved)	1971949218_13 LSWY 3Si_LSWY_20190219.pdf	2020-05-22 3:46:00 PM
Div 0 - Appendix B - Geotechnical Assessment Report	Supplier Migrated Documents (Approved)	2021515527_Div 0 - Appendix B - Geotechnical Assessment Report.pdf	2020-05-22 3:46:00 PM
Electrical - Appendix C	Supplier Migrated Documents (Approved)	1249551061_Electrical - Appendix C.pdf	2020-05-22 3:46:00 PM