

TO: MAYOR & COUNCIL

FROM: DEPUTY CHIEF ADMINISTRATIVE OFFICER AND CHIEF FINANCIAL OFFICER

SUBJECT: **CA – CONSTRUCTION MANAGER - CAMERON COMMUNITY CENTRE & LIBRARY – CCDC5B**

PURPOSE: To obtain Council approval for a Contract Award (CA) with Graham Construction & Engineering LP for the Construction Manager Contract – CCDC5B – Cameron Community Centre & Library Project.

RECOMMENDATION

THAT a contract award to Graham Construction & Engineering LP for an estimated total cost of \$78,750,000 including GST in the amount of \$3,750,000, as outlined in the July 10, 2023 Council Report titled “CA – Construction Manager - Cameron Community Centre & Library – 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 Procurement Policy requires that contracts for goods, services and construction with values over \$1,000,000 be approved by Council following a competitive procurement process.

2.0 BACKGROUND

A Request for Qualification #268-11-22 for Construction Managers closed on December 6, 2022 with two pre-qualified construction managers. Two submissions following a Request for Proposal #22-01-23 were received by the closing time on March 22, 2023. Based on the RFP’s evaluation criteria consisting of company experience, project team experience, work plan, schedule, pricing and value added services, Graham Construction & Engineering LP received the highest overall scoring.

City staff have reviewed the submission for compliance with the terms of the RFP document, ability to deliver a quality building, meet the prescribed schedule, and overall cost. Graham Construction & Engineering LP is a well-established contractor and construction manager with a proven track record of completing projects within scope, time, budget, and quality. Graham Construction & Engineering LP have recently completed similar scopes of work both in the lower mainland and throughout Canada.

3.0 GENERAL INFORMATION

The new community centre and library will be developed on the existing site within Cameron Park in the Lougheed Town Centre. The design includes a new community pool, gymnasium space, exercise rooms, multi-purpose meeting rooms, and an expanded library. Diamond Schmitt Architects Inc. (DSAI) were retained to undertake the design and construction administration of the project. DSAI and their team of sub-consultants along with City staff, worked collaboratively together to produce a schematic design report followed by detail design documents. The project is currently advancing through detail design and City development approvals.

This project will be delivered using a construction management project delivery method, which will allow for early involvement of the construction manager to conduct constructability reviews, sequential tendering, and pre-ordering of critical long lead items.

A Cost Estimate (Class A) was completed in April 2023, which estimates the total construction value of the project at \$227,300,000. This report is requesting the award of a partial contract value of \$78,750,000 to allow for site servicing, hazardous materials removal, demolition of existing facilities, pre-order of select long-lead items, and initial site civil works. A future subsequent report will be brought to Council for authority to award the remainder of the contract value. Pre-construction works are expected to start immediately post award, followed by construction in Q1 2024 with completion anticipated in Q1 2027.

The General Manager Lands and Facilities concurs with this recommendation.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The RFP #22-01-23 Construction Management & Construction - Cameron Community Centre & Library (Attachment 1) was publicly 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 Cameron Community Centre & Library project under WBS element: BAX.0020 (\$75,000,000).

Respectfully submitted,

Noreen Kassam, Deputy Chief Administrative Officer and Chief Financial Officer

ATTACHMENTS

Attachment 1 – RFP# 22-01-23

REPORT CONTRIBUTORS

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

View Details

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Bid Details

Bid Classification:	Services
Bid Type:	Request for Proposal
Bid Number:	22-01-23
Bid Name:	Construction Management and Construction - Cameron Community Centre and Library
Bid Status:	Closed
Bid Closing Date:	Wed Mar 22, 2023 3:00 PM (PDT)
Question Deadline:	Wed Mar 15, 2023 3:00 PM (PDT)
Electronic Auctions:	Not Applicable
Language for Bid Submissions:	English unless specified in the bid document
Submission Type:	Online Submissions Only
Submission Address:	Online Submissions Only
Public Opening:	No
Description:	<p>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 Cameron Community Centre and Library ("CCCL") 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 Cameron Community Centre and Library project, as identified in this RFP.</p> <p>Only the following Pre-Qualified Construction Managers from RFQ #268-11-22 Pre-Qualification of Construction Managers for Cameron Community Centre and Library Project are invited to submit a Proposal for this project:</p> <ol style="list-style-type: none">1. Graham Construction and Engineering LP2. Ledcor Construction Limited <p>An Optional, but highly recommended site visit will be held on March 01, 2023 at 1:00 PM PST time. Proponents are to meet in front of Cameron Community Centre Entrance, 9523 Cameron Street. Proponents can park in the parking lot west of the building.</p>
Bid Document Access:	Bid Opportunity notices and awards and a free preview of the bid documents is available on this site free of charge without registration. Please note, some documents may be secured and you will be required to register for the bid to download and view the documents. There is no cost to obtain an unsecured version of the document and /or to participate in this solicitation.
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