

**TO:** CHIEF ADMINISTRATIVE OFFICER **DATE:** 2023 January 17

**FROM:** DEPUTY CHIEF ADMINISTRATIVE OFFICER & CHIEF FINANCIAL OFFICER **FILE:** 5820-20  
*Reference:* RFP #262-10-22

**SUBJECT: CONTRACT AWARD  
CONSTRUCTION MANAGEMENT AND CONSTRUCTION  
CONFEDERATION PARK COMMUNITY CENTRE**

**PURPOSE:** To obtain Council approval to award a contract for Construction Management and Construction at Confederation Park Community Centre.

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**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Canadian Turner Construction Company Ltd. for an estimated total cost of \$52,500,000 including GST in the amount of \$2,500,000. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

**REPORT**

Four submissions following a Request for Proposals (RFP) were received by the closing time on 2023 December 15.

The development of a new community centre within Confederation Park has been identified as a priority community amenity project. The proposed community centre will supplement the existing civic facilities located in Confederation Park, and help meet the current and projected future demand for community services in the City's Northwest Quadrant. The estimated project cost from the Class D estimate based on the schematic design submitted in the August 30, 2021 report was \$127,000,000 +/- 20% - 30%.

This project will be delivered using a construction management project delivery method. The form of contract will be CCDC5B for services and construction, with the option to convert the contract to a stipulated price at a mutually agreed point in time. This is typically done when all of the individual sub-trade packages of work have been tendered, which is planned for Q2 2024. This contract delivery method will allow for early involvement of the construction manager to conduct constructability reviews, sequential tendering and mock-ups of critical building components. The projected completion date is currently Q1 2026.

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The scope of work of this award for construction management services includes initial pre-construction management and construction services, such as pre-construction review, pre-order of select long-lead items, and enabling works required to start construction at Confederation Community Centre.

A Request for Pre-qualifications for Construction Managers (RFP# 223-08-22) was issued and closed September 22, 2022 with nine submissions. A Request for Proposals to shortlisted proponents (RFP#262-10-22) was issued and closed on December 15, 2022. The evaluation of the shortlisted proponents are tabulated in Attachment A.

Based on the RFP's evaluation criteria consisting of ability and capability to deliver a quality building, and to meet the prescribed schedule and overall cost, Canadian Turner Construction Corporation Ltd. received the highest overall scoring.

Canadian Turner Construction Corporation Ltd. has recently completed the contract for the Laurel Street Works Yard main building for the City. Reports from City staff suggests that Canadian Turner Construction Corporation Ltd. has demonstrated their ability to execute a complex project, in an operational project site, and in a residential neighbourhood. The successful navigation of these conditions will be highly impactful to the execution of this contract. The proposed team to execute Confederation Park have recent local experience completing civic projects of a similar scope and scale. These include Clayton Community Centre and Surrey Civic Centre in Surrey, Anvil Centre in New Westminster, and Lelem Community Centre in Vancouver to name a few.

Canadian Turner Construction Company Ltd. has completed previous projects under contract to the satisfaction of the City. Review by City staff and our consultant indicates the contractor has the necessary equipment and personnel to successfully complete the work required under this contract. Canadian Turner Construction Company Ltd. is a well-established general contractor with a proven track record of completing projects within scope, time, budget and quality. The General Manager Lands and Facilities concurs with this recommendation.

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Funding for this capital work will be provided in the 2023 – 2027 Financial Plan under WBS element: BAX.0019 (\$50,000,000).

A handwritten signature in black ink, appearing to read 'Noreen Kassam', is positioned above the typed name.

for Noreen Kassam, CPA, CGA  
DEPUTY CHIEF ADMINISTRATIVE OFFICER  
& CHIEF FINANCIAL OFFICER

NK:BK:GC:RT / ts:kl

Attachment: A – Proposal Tabulation

Copied to: General Manager Lands and Facilities  
City Solicitor

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## **Attachment A**

### **Proposal Tabulation**

#### **Proposals Received for Construction Management and Construction Confederation Park Community Centre**

**RFP#262-10-22**

<b>COMPANY NAME</b>	
1.	EllisDon Corporation
2.	Heatherbrae Builders Co. Ltd
3.	Graham Construction and Engineering LP
4.	Canadian Turner Construction Company Ltd.

\*Please note the numbering is not in any particular order.