

RE: ENGINEERING SERVICES FOR THE DESIGN AND CONSTRUCTION OF SERVICES FOR
MUNICIPAL SUBDIVISION REF. NOS. 118/88 AND 119/88 - CARIBOO HEIGHTS,
AREA 2

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Engineering be adopted.

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TO: MUNICIPAL MANAGER 1989 FEBRUARY 08

FROM: DIRECTOR ENGINEERING

SUBJECT: ENGINEERING SERVICES FOR THE DESIGN
AND CONSTRUCTION OF SERVICES FOR
MUNICIPAL SUBDIVISION REF. NOS. 118/88
AND 119/88 - CARIBOO HEIGHTS, AREA 2

PURPOSE: TO OBTAIN COUNCIL AUTHORITY TO RETAIN
A CONSULTANT FOR THE DESIGN AND CONSTRUCTION
OF SERVICES FOR THE SECOND PHASE OF CARIBOO
HEIGHTS - AREA 2 (SUBDIVISION REF. NOS. 118/88
AND 119/88).

RECOMMENDATION:

1. THAT Council approve of the Corporation entering into an Engineering Agreement with Vector Engineering Services Ltd. to provide the necessary engineering services for the design and construction of services for Municipal Subdivision reference nos. 118/88 and 119/88 which is the balance of Area 2 of the Cariboo Heights redevelopment project, for an estimated "adjusted" fee of \$118,095.

SUMMARY

On 1987 October 05, Council adopted a number of recommendations regarding the development of Cariboo Heights. One such recommendation was to endorse an implementation strategy for servicing the Cariboo Heights development project over a four to five year period. Phase I, as described in the subject report, is now nearing completion and we are proposing to commence development in Phase II. This report deals with the hiring of a consultant for the design and construction of roads and other services within Area 2 which is the single family component of Phase II (see attached sketch).

REPORT

One of the principle reasons for phasing the servicing of Cariboo Heights relates to the logistics of completing the servicing of a specific area within a summer construction season and thereby allowing the Corporation to market properties in the fall. In order to meet such a schedule, it is important that we initiate the design process as soon as possible. In this regard, the Purchasing Agent and the Director Engineering requested proposals for the necessary engineering services from four reputable consulting firms. Each of these consultants have qualified Engineers and Technicians on staff and all have strong backgrounds in subdivision servicing. Each consultant was asked to provide details of their experience and expertise related to this type of project, together with details of their intended method of approach to the project. They were also asked to submit a works schedule and an estimate of their fees.

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The four proposals were reviewed by Engineering and Planning & Building Inspection Departments staff. The review included an assessment of each Company's experience and expertise, their understanding of the Terms of Reference, their ability to comply with the deadlines, their proposed methodology, their scheduling plan, and their budget for engineering fees. Based on the aforementioned assessment, a number of adjustments had to be made to ensure that all proposals were being compared on an equal basis. These adjustments refer to how well each Consultant's proposal met the "base criteria" established by the Engineering Department. This includes the number of manhours allowed for construction survey layout and for resident contract inspection. It also includes an allowance for overtime and downtime as may be dictated by the contractor's schedule.

The following tabulation shows each Consultant and the "adjusted proposal":

- | | |
|-------------------------------------|-----------|
| 1. Vector Engineering Services Ltd. | \$118,095 |
| 2. R.F. Binnie & Associates Ltd. | \$118,382 |
| 3. Hunter Laird Engineering Ltd. | \$138,380 |
| 4. Reid Crowther & Partners Ltd. | \$162,380 |

Based on this assessment, it is concluded that it would be in the Corporation's best interest to enter into an Engineering Agreement with Vector Engineering Services Ltd. on the basis that their proposal fairly addresses all the major criteria and that their engineering fees are more competitive than the fees proposed by the other three consultants.


The consultant will, as part of the aforementioned services, provide a detailed construction estimate prior to calling for tenders. This information, plus the cost of other outside utilities such as Hydro, Telephone and Gas, will then be reported to Council before we proceed with construction.

It is therefore recommended that the firm of Vector Engineering Services Ltd. be retained to perform the engineering services as called for in the Corporation's Terms of Reference and that they be advised to begin work immediately. The Purchasing Agent concurs with this recommendation. As the aforementioned table shows, the proposal from Vector Engineering after adjustment is \$118,095 which includes an amount for disbursements. Based on our experience that projects of this nature require an engineering fee of approximately 10%, it is recommended that a budget amount of \$120,000 be set for this portion of the project. This is based on a preliminary servicing estimate of \$1.2 million.

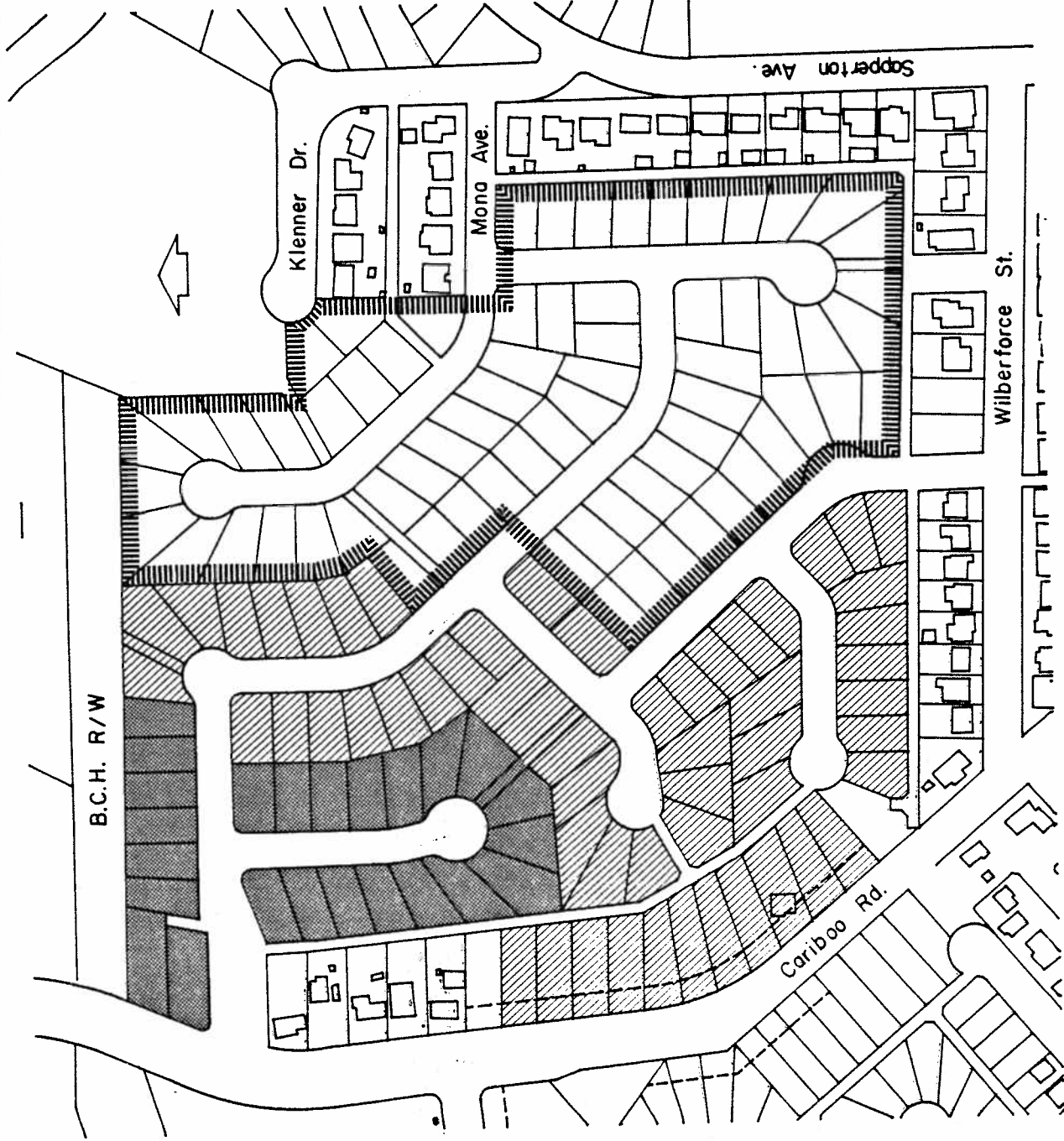
Funds for development of Cariboo Heights Phase II will be included in the 1989-1993 Capital Budget under Land Assembly and Development. Prior to adoption of the 1989-1993 Capital Budget, Council approval is required to authorize this expenditure. Sufficient funds for approved planned land assembly projects are in the reserve, currently authorized by Tax Sale Bylaw #9066, to finance these works.

VNW:ka
Attach.

cc: Director Finance


E. E. Olson, P. Eng.
DIRECTOR ENGINEERING

ITEM 7
 MANAGER'S REPORT NO. 14
 COUNCIL MEETING 89/02/20



Legend:

— AREA 2, PHASE I
 COMPLETED IN 1988

— AREA 2, PHASE II
 CONSTRUCT SERVICES IN 1989 (56 LOTS)

— AREA 2, PHASE III
 DESIGN SERVICES IN 1989 (69 LOTS)

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No.	DATE	REVISION
CORPORATION OF THE DISTRICT OF BURNABY ENGINEERING DEPARTMENT		
DIVISION		
DESIGNED BY	D.R. Calocero	
DRAWN BY	D.R. Calocero	
CHECKED BY	..	
APPRVD BY	..	
SCALE	N.T.S.	
DATE	89-02-09	
DWG NO	L 2128	

Cariboo Heights
 Community Plan. - Area 2

