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**TO:** CITY MANAGER **DATE:** 2011 DECEMBER 06

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**SUBJECT: BURNABY CITY HALL EMERGENCY GENERATOR AND  
TRANSFORMER /ELECTRICAL ROOM**

**PURPOSE:** To award a contract for the construction of the Burnaby City Hall Emergency Generator and Transformer/Electrical Room.

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**RECOMMENDATION:**

1. **THAT** Council approve the award of a contract to J. Floris Construction Ltd., in the amount of \$2,027,200 (*inclusive of HST @ 12%*) for the construction of the Burnaby City Hall Emergency Generator and Transformer/Electrical Room.

**R E P O R T****1.0 BACKGROUND**

In 2008 April, Council approved funding for the retention of an Electrical Consultant to undertake a detailed review of the existing electrical system currently in use at the City Hall - Main Building.

The primary focus of the review was to identify the potential shortfalls with the system and its ability to provide a continuous power supply. The review identified that the unit sub-station and main distribution panel that was installed in 1957 is many years beyond its service life. With replacement components no longer available, the ability to maintain the system would not be possible should key components fail. Failure of the main electrical system would not only affect operations at City Hall but would also greatly affect data and communications at all City facilities as the main communication hub is located in the basement level of the City Hall. The communications hub provides data and communication links to the Fire Stations, Recreation Centres and Libraries and throughout the City Hall Campus. In this regard, it was determined and recommended that the existing main electrical distribution system be replaced to safeguard against possible service disruptions.

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The proposed upgrade also makes provision for the installation of a 750 KW power generator capable of providing full back-up emergency power to the Main Building in the event of a hydro power failure.

Based on the findings of the Consultant, staff forwarded a report to the Finance and Civic Development Committee in 2011 February describing the proposed scope of work, the estimated project costs including funding for the detailed design and construction. The recommendations contained within the Committee's report were adopted by Council on 2011 February.

The proposed construction will provide a new detached transformer/electrical room and generator enclosure set into the bank at the south end of the Main Building at City Hall. A new 12.5 KV hydro service will be installed from the existing overhead lines to a new unit sub-station and main distribution panel within the proposed exterior room. From this location, new electrical conductors will be installed along the east side of the Main building to re-feed the existing electrical panels within the Main building.

The electrical switch over to the new equipment will occur in stages with temporary emergency power to limit the power outages to times outside of normal working hours, where possible. It is anticipated this work will take approximately six (6) months to complete.

## **2.0 TENDER CALL**

A tender call for the construction of the Burnaby City Hall - Main Building Generator and Transformer/Electrical Room was released to pre-qualified general contractors on 2011 October 26 and closed on 2011 December 01. The tenders received are summarized in the *attached* Appendix A of this report. A total of six (6) acceptable tenders were received by the Purchasing Manager with the low tender submitted by J. Floris Construction Ltd., in the amount of \$2,027,200.00 (*inclusive of HST @ 12%*).

Reference checks undertaken on J. Floris Construction Ltd. during the pre-qualification process were favourable and complimentary with respect to the Company's overall approach, workmanship and management skills. J. Floris Construction Ltd. has completed a broad range of projects for commercial and public sector clients. Some of these projects include Financial Buildings, Senior-Care Facility, Townhouse projects and Retail developments. Due to the majority of the project being electrical work, the electrical sub-contractors were also prequalified for their experience and ability to manage complex electrical renovations that included high voltage systems and unit substations in occupied buildings. The listed electrical sub contractor has successfully completed major electrical upgrades to Surrey Memorial Hospital, Vancouver and Chilliwack General Hospitals. Other projects also include the Richmond Speed Skating Oval and the new Fort St. John Hospital.

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Funding for the Emergency Generator and Transformer/Electrical Room has been previously approved by way of Capital Reserves Expenditure Bylaw #12909. Sufficient funding is available and the tender amount is within the approved project budget. These expenditures are included under the City Buildings' component in the proposed 2012 Provisional Capital Budget.

It is recommended that Council award a construction contract in the amount of \$2,027,200.00, (inclusive of HST @ 12%), to J. Floris Construction Ltd. for the construction of the Burnaby City Hall - Main Building Emergency Generator and Transformer/Electrical Room. .

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Lambert Chu, Chair, Major Civic Building  
Project Coordination Committee

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Basil Luksun, Director Planning & Building

JC/RP:ap/su

*Attach.*

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cc: Deputy City Manager  
Director Finance  
City Solicitor  
Purchasing Manager  
Chief Building Inspector

**APPENDIX 'A'**

**TENDER TABULATION**

**TENDERS RECEIVED FOR BURNABY CITY HALL EMERGENCY GENERATOR  
AND TRANSFORMER/ELECTRICAL ROOM  
TENDERS RECEIVED ON 2011 DECEMBER 01**

<b>NAME</b>	<b>TENDER TOTAL</b>
1. J. Floris Construction Ltd.,	\$2,027,200.00
2. Wales McLelland Construction Company (1988) Limited	\$2,095,520.00
3. PAX Construction Limited	\$2,134,614.00
4. Ledcor Construction Limited	\$2,259,040.00
5. EllisDon Corporation	\$2,352,000.00
6. Smith Bros. & Wilson (B.C.) Ltd.,	\$2,604,148.00

**NOTE:**     *Totals include 12% HST*