
TO: CITY MANAGER **DATE:** 2012 NOVEMBER 27

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

**SUBJECT: AWARD OF CONTRACT
RCMP CELL BLOCK RETROFIT**

PURPOSE: To award a contract for the construction of the RCMP Cell Block Retrofit project.

RECOMMENDATION:

1. **THAT** Council approve the award of a contract to Heatherbrae Builders Co. Ltd., in the amount of \$884,800.00 (*inclusive of HST @ 12%*) for the construction of the RCMP Cell Block Retrofit Project.

REPORT

1.0 BACKGROUND

The Burnaby Justice Building, located at 6355 Deer Lake Avenue, was constructed in 1966. In the 1980's, the administration wing and structured parking garage were added, along with some minor modifications to the original building. In 2002, the Courthouse function was removed from the Justice Building and the building was renovated to create new office space and an interim City Emergency Operation Centre within the previous Provincial Courts. The cell block portion of the facility is located in the basement under the former Court Rooms and remains as originally constructed in 1966.

In 2008, the RCMP's Corporate Management Branch sent a formal request to the City of Burnaby regarding a safety and security review of the cell block infrastructure. It was noted at the time that the cells and related infrastructure present some safety and potential for harm concerns arising from the original design of the cell block.

In 2009, the firm of TRB Architecture Inc. was retained by the City to conduct a survey of the cell block area related to the identified design concerns.

The proposed safety upgrades arising from the review include replacing the open bar doors and partitions with solid partitions and doors, replacing the suspended steel bunks with solid concrete units, the elimination of blind spots and hanging points and the replacement of electrical fixtures and plumbing fixtures. The existing fire alarm system and surveillance systems in the cell block area will also be enhanced. These upgrades are in an effort to meet current RCMP Cell Block standards to reduce the potential for harm and risk within the cell block.

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Based on the report recommendations, Council, on 2011 March, approved the project to proceed to detailed design. The design was completed and the RCMP reviewed and accepted the proposed upgrades.

In June 2012, Council approved funding for the safety upgrades to the RCMP Cell Block at the Burnaby Justice Building and, upon completion of the design documents, the project was tendered.

2.0 TENDER CALL

A tender call for the construction of the RCMP Cell Block Retrofit Project (*Justice Building Upgrade*), was released to pre-qualified general contractors on 2012 October 19 and closed on 2012 November 23. The tenders received are summarized in the *attached* Appendix ‘A’ of this report.

A total of five (5) compliant tenders were received by the Purchasing Manager with the low tender submitted by Heatherbrae Builders Ltd., in the amount of \$884,800.00 (*inclusive of HST @ 12%*).

Heatherbrae Builders Co. Ltd. have completed numerous projects of a similar nature and complexity for the City of Vancouver, Vancouver Community College, BC Housing and the Vancouver and Langley School Boards. Reference checks undertaken on Heatherbrae Builders Co. Ltd. during the pre-qualification process were favourable and complimentary with respect to the Company’s overall approach, workmanship and management skills.

Funding for the RCMP Cell Block Retrofit Project has been previously approved by way of Expenditure Bylaw No 13116 in the amount of \$1,400,000. Sufficient funding is available and the tender amount is within the approved project budget.

In this regard, it is recommended that Council award a construction contract in the amount of \$884,800.00, (*inclusive of HST @ 12 %*), to Heatherbrae Builders Co. Ltd. for the construction of the RCMP Cell Block Retrofit Project.

Barry Davis, Chair Major Civic Building Project
Coordination Committee

Lou Pelletier, Director, Planning and Building

D. T. Critchley, Chief Superintendent
Officer-In-Charge, Burnaby Detachment

JC/TV:ap

Attach.

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

APPENDIX 'A'

TENDER TABULATION

**TENDERS RECEIVED FOR JUSTICE BUILDING UPGRADE #131-08/12
(RCMP CELL BLOCK RETROFIT PROJECT)**

NAME	TENDER TOTAL
1. Heatherbrae Builders Co. Ltd.	\$ 884,800.00
2. Halse-Martin Construction Co. Ltd.	\$ 910,560.00
3. Pax Construction	\$ 932,772.00
4. Smith Bros. & Wilson (BC) Ltd.	\$ 965,648.00
5. Rogad Construction Co. (2006) Ltd.	\$1,103,200.00

NOTE: *Totals include 12% HST*