

TO: MAYOR & COUNCILLORS

FROM: DEPUTY CHIEF ADMINISTRATIVE OFFICER AND CHIEF FINANCIAL OFFICER

SUBJECT: **CI – INTEGRATED PROJECT DELIVERY (IPD) NEW BURNABY RCMP DETACHMENT, DESIGN AND CONSTRUCTION**

PURPOSE: To obtain Council approval to award a Contract Increase (CI) for the selected “Community Safe Partners” IPD team to complete the detailed design and construction of the new Burnaby RCMP Detachment located at 4038, 4066, 4086 and 4244 Norland Avenue.

RECOMMENDATION

THAT a contract increase to the Safe Community Partners IPD team for an estimated total cost of \$205,377,858 including GST in the amount of \$9,779,898 for the design and construction of the new RCMP Detachment on Norland Avenue as outlined in the Council Report titled “CI – IPD New Burnaby RCMP Detachment, Design and Construction” dated for January 29, 2024 be approved;

THAT the identified optional opportunity to expand the underground parking to accommodate 225 parking stalls for additional amount of \$17,430,000 including GST in the amount of \$830,000 be approved; and

THAT final payments to those parties of the IPD team will be milestones based on the achievement of the specific deliverables along the project timeline.

1.0 POLICY SECTION

The City’s Change Order Policy requires Council’s approval for change orders, which individually or when accumulated with prior change orders, increases the total value of the contract by \$1,000,000.

2.0 BACKGROUND

On July 10, 2023, the City awarded a contract to Safe Community Partners for the Integrated Project Delivery (IPD) New Burnaby RCMP Detachment, Design and Construction Team for an estimated value of \$6,496,225 including GST in the amount of \$309,344.

Staff have been working with the Safe Community Partners IPD team over the last few months to validate the scope, program, schedule, and budget of the project. The proposed RCMP facility is a three-storey building with a small below-grade parking for secure evidence vehicle storage and access to cells and underground storage. The facility has been designed to meet the RCMP’s current space needs. It is an efficient facility that optimizes functional and critical adjacency relationships that best facilitate the diverse work of the police force within a highly secure environment. The layout allows for flexible spaces (such as multi-purpose meeting rooms and project space) as well as open work areas within the secured operational zone. This will allow the detachment to scale up and down operations or adjust departments and teams to suit changing operational needs.

The IPD team has estimated the total project cost as part of the validation process and broken down the cost as per below:

Item	Cost
Base Building	\$201,784,841
GST	\$10,089,242
<i>Underground Parking</i>	<i>\$16,600,000</i>
<i>GST</i>	<i>\$830,000</i>
Total	\$229,304,082.79

Overall, the proposed Burnaby RCMP detachment, through its efficient design, proposed shared parking, minimized development footprint while meeting the RCMP and City of Burnaby requirements at a total cost per square foot of \$1,484 excluding GST represents, good value for the City.

This recommendation is to approve a contract increase to the Safe Community Partners in the amount of \$205,377,858 including GST in the amount of \$9,779,898, and to approve additional underground parking in the amount of \$17,430,000 including GST in the amount of \$830,000.

The total estimated contract value will be \$229,304,083 including GST in the amount of \$10,919,242.

Contract History	Date	Accumulative Total Change (including GST)
Original Contract Award	July 2023	\$6,496,225
Change Order – Contract Additions	Pending	\$ 222,807,858
TOTAL		\$ 229,304,083

The General Manager Lands and Facilities concurs with this recommendation.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The RFP #77-03-23 IPD Design Construction Team – Burnaby Detachment RCMP (Attachment 1) was publicly advertised. Upon closing, the City received a total of two submissions.

5.0 FINANCIAL CONSIDERATIONS

Funding for this project will be accommodated within the 2024-2028 Financial Plan under Lands & Facilities – Civic Projects, RCMP Facilities Replacement with a budget of \$193,000,000. This contract award will be accommodated under WBS element BAX.0021 (\$212,198,000).

The \$193,000,000 budget is insufficient to award this contract due to increased contractor pricing, which has been validated by the IPD Team, from preliminary cost estimates. The budget has now been increased to \$222,500,000. A plan reallocation of \$29,500,000 will be made from the City Hall Redevelopment project as the project scope has not been finalized and requires further operational and costing review.

Respectfully submitted,

Bob Klimek, Deputy General Manager Finance

For

Noreen Kassam, Deputy Chief Administrative Officer and Chief Financial Officer

ATTACHMENTS

Attachment 1 – RFP#77-03-23

REPORT CONTRIBUTORS

This report was prepared by Sonny Dherari, Senior Buyer, and reviewed by Sophan Lum, Senior Purchasing Manager - Capital.

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RECOMMENDATION

THAT a contract increase to the Safe Community Partners IPD team for an estimated total cost of \$201,177,858 including GST in the amount of \$9,579,898 for the design and construction of the new RCMP Detachment on Norland Avenue as outlined in the Council Report titled “CI – IPD New Burnaby RCMP Detachment, Design and Construction” dated for January 29, 2024 be approved; and

THAT final payments to those parties of the IPD team will be milestones based on the achievement of the specific deliverables along the project timeline.

1.0 POLICY SECTION

The City’s Change Order Policy requires Council’s approval for change orders, which individually or when accumulated with prior change orders, increases the total value of the contract by \$1,000,000.

2.0 BACKGROUND

On July 10, 2023, the City awarded a contract to Safe Community Partners for the Integrated Project Delivery (IPD) New Burnaby RCMP Detachment, Design and Construction Team for an estimated value of \$6,496,225 including GST in the amount of \$309,344.

Staff have been working with the Safe Community Partners IPD team over the last few months to validate the scope, program, schedule, and budget of the project. The proposed RCMP facility is a three-storey building with a small below-grade parking for secure evidence vehicle storage and access to cells and underground storage. The facility has been designed to meet the RCMP’s current space needs. It is an efficient facility that optimizes functional and critical adjacency relationships that best facilitate the diverse work of the police force within a highly secure environment. The layout allows for flexible spaces (such as multi-purpose meeting rooms and project space) as well as open work areas within the secured operational zone. This will allow the detachment to scale up and down operations or adjust departments and teams to suit changing operational needs.

The IPD team has estimated the total project cost as part of the validation process and broken down the cost as per below:

Item	Cost
Construction	\$141,564,989
Soft Cost	\$33,093,845
Sustainability	\$9,922,199
Contingency	\$13,203,808
Sub-total	\$197,784,841
GST	\$9,889,242
Total	\$207,674,083

Overall, the proposed Burnaby RCMP detachment, through its efficient design, proposed shared parking, minimized development footprint while meeting the RCMP and City of Burnaby requirements at a total cost per square foot of \$1,518 excluding GST represents, good value for the City.

This recommendation is to approve a contract increase to the Safe Community Partners in the amount of \$201,177,858 including GST in the amount of \$9,579,898.

The total estimated contract value will be \$207,674,083 including GST in the amount of \$9,889,242.

Contract History	Date	Accumulative Total Change (including GST)
Original Contract Award	July 2023	\$6,496,225
Change Order – Contract Additions	Pending	\$201,177,858
TOTAL		\$207,674,083

The General Manager Lands and Facilities concurs with this recommendation.

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Funding for this project will be accommodated within the 2024-2028 Financial Plan under Lands & Facilities – Civic Projects, RCMP Facilities Replacement with a budget of \$193,000,000. This contract award will be accommodated under WBS element BAX.0021 (\$197,784,900).

The \$193,000,000 budget is insufficient to award this contract due to increased contractor pricing, which has been validated by the IPD Team, from preliminary cost estimates. The budget has now been increased to \$208,000,000. A plan reallocation of \$15,000,000 will be made from the City Hall Redevelopment project as the project scope has not been finalized and requires further operational and costing review.

Respectfully submitted,

Noreen Kassam, Deputy Chief Administrative Officer and Chief Financial Officer

ATTACHMENTS

Attachment 1 – RFP#77-03-23

REPORT CONTRIBUTORS

This report was prepared by Sonny Dherari, Senior Buyer, and reviewed by Sophan Lum, Senior Purchasing Manager - Capital.

View Details

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Bid Details

Bid Classification:	Construction
Bid Type:	Request for Proposal
Bid Number:	77-03-23
Bid Name:	IPD Design Construction Team - Burnaby Detachment RCMP
Bid Status:	Closed
Bid Closing Date:	Fri Apr 28, 2023 3:00 PM (PDT)
Question Deadline:	Fri Apr 21, 2023 12:00 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:	The purpose of this Request for Proposal ("RFP") is to invite Proposals from professional, qualified, and experienced firms to select a Design/Construction Team including general contractor, architect and coordinating consultant, civil, mechanical, electrical and structural design and associated trade partners for the Burnaby RCMP Integrated Project Delivery ("IPD") project. The Design/Construction Team will bring IPD expertise or complete understanding of IPD and lean methods to assist the City of Burnaby ("City") through the various phases of the RCMP detachment development project, as identified in this RFP.
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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