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**TO:** CITY MANAGER **DATE:** 2018 FEBRUARY 27

**FROM:** MAJOR CIVIC BUILDING PROJECT **FILE:** 4230-09  
COORDINATION COMMITTEE

**SUBJECT:** LAUREL STREET WORKS YARD REDEVELOPMENT -  
CONSTRUCTION PHASE 1 - (YARD BUILDING)

**PURPOSE:** To award a contract for the construction of Phase 1 of the Laurel Street Works  
Yard Redevelopment Project.

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**RECOMMENDATION:**

1. **THAT** Council approve the award of a contract to Chandos Construction Ltd., in the amount of \$12,046,808 (*including GST of \$573,658*) for Phase 1 of the Laurel Street Works Yard Redevelopment project.

**REPORT****1.0 BACKGROUND**

The Laurel Street Works Yard Redevelopment Project is the final phase of a plan to upgrade and replace aging and outdated operations facilities for the Public Works functions of the City. The City retained the firm of Omicron Canada to complete the detailed design and contract documents.

The redevelopment of the Laurel Street Works Yard will be split into two major construction phases. Construction Phase I includes the construction of the Yard Building and a portion of the on-site and off-site servicing, as well as the demolition of select existing structures.

The Laurel Street Works Yard Redevelopment Project is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the plan:

- A Safe Community
  - Emergency Preparedness
- A Dynamic Community
  - City facilities and Infrastructure
- A Thriving Organization
  - Financial viability
  - Reliable services, technology and information

City Manager  
From: Major Civic Building Project Coordination Committee  
Re: Laurel Street Works Yard Redevelopment -  
Construction Phase I – (Yard Building)  
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## 2.0 TENDER CALL

A tender call for the construction of Phase I of the Laurel Street Works Yard Redevelopment Project was released to pre-qualified general contractors and tenders were received by the Purchasing Manager on 2018 February 26. The tenders received are summarized in Appendix A. A total of five (5) compliant tenders were received by the Purchasing Manager with the low tender submitted by Chandos Construction Ltd., in the amount of \$12,046,808.00 (*inclusive of taxes*).

Chandos Construction Ltd. was established in 1980 and is based out of Edmonton, with a Regional office in Burnaby. They have completed projects of a similar size and complexity and have completed these projects with satisfactory results with respect to the Company's overall approach, workmanship and management skills.

The use of Gaming Funds for the construction of Phase I of the Laurel Street Works Yard Redevelopment Project has been previously approved by Council at their meeting on 2017 October 30. Sufficient funding is available and the tender amount is within the approved project budget.

It is recommended that Council award a construction contract in the amount of \$12,046,808 (*including GST of \$573,658*) to Chandos Construction Ltd. Funding for this requirement is provided under Capital project ENX.0014 which is included in the 2017-2021 Annual Capital Program.



Leon Gous, Chair, Major Civic Building  
Project Coordination Committee



Lou Pelletier, Director Planning & Building

JC/TV:ap

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cc Director Finance  
Director Public Safety & Community Services  
Chief Building Inspector

Director Corporate Services  
City Solicitor  
Purchasing Manager

**APPENDIX 'A'**

**TENDER TABULATION**

**TENDERS RECEIVED FOR  
LAUREL STREET WORKS YARD REDEVELOPMENT PROJECT –  
YARD BUILDING**

**Tender #200-12/17**

<b>COMPANY NAME</b>		<b>TOTAL TENDER PRICE (incl. GST)</b>
1.	Chandos Construction Ltd.,	\$ 12,046,808
2.	Pro-Can Construction Group Corp.	\$ 12,484,500
3.	Graham Construction and Engineering LP	\$ 13,854,750
4.	Stuart Olsen Construction Ltd.	\$ 14,422,010
5.	Scott Construction Ltd.	\$ 15,108,258