



Item.....
Meeting..... 2020 June 08

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 June 03

FROM: MAJOR CIVIC BUILDING PROJECT **FILE:** 4230 09
COORDINATION COMMITTEE *Reference: LSWY Phase 2*

SUBJECT: LAUREL STREET WORKS YARD PHASE 2
MAIN BUILDING CONSTRUCTION - ENX.0014

PURPOSE: To request the use of the Gaming Reserve to finance the Laurel Street Works Yard Phase 2 Main Building Construction and award a contract for construction.

RECOMMENDATIONS:

1. **THAT** Council authorize the use of the Gaming Reserve in the amount of \$68,523,000 to finance the Laurel Street Works Yard Phase 2 Main Building Construction, as outlined in this report.
2. **THAT** Council approve a contract award to Canadian Turner Construction Company for a total cost of \$61,152,000 (inclusive of GST), as outlined in this report.
3. **THAT** a copy of this report be provided to the Financial Management Committee.

R E P O R T

1.0 INTRODUCTION

The Laurel Street Works Yard Phase 2 Project is the final phase of a plan to upgrade and replace aging and outdated operations facilities for the Public Works functions of the City.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 redevelopment of the Laurel Street Works Yard was split into two major construction phases. Phase 1, completed in 2019 included the construction of the Yard Building and demolition of selective structures. Phase 2 Main Building includes Engineering Operations with an expanded fleet repair garage, crew muster station, facilities management shop, central stores and new fueling station. The project also includes the new City’s Data and Emergency Operations (EOC) centers.

2.0 POLICY SECTION

The Laurel Street Works Yard Phase 2 project aligns with the City of Burnaby’s Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

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- **A Safe Community**
 - Community Amenity Safety – Maintain a high level of safety in City buildings and facilities for the public and City staff.
- **A Dynamic Community**
 - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community.
- **A Healthy Community**
 - Healthy Life – Encourage opportunities for healthy living and well-being.
- **An Inclusive Community**
 - Enhance City Workforce Diversity – Support a diversified City workforce by identifying barriers and implementing proactive strategies.
- **A Thriving Organization**
 - Organizational Culture – Ensure that our core values are reflected in our policies, programs and service delivery.

3.0 TENDER CALL

The Laurel Street Works Yard Phase 2 Main Building tender documents were posted to BC Bid on 2020 February 06 to pre-qualified general contractors and closed on 2020 May 27.

On 2020 May 27, two (2) tender submissions were received for Tender #08-01/19. The two tender submissions were reviewed and are summarized in Appendix A, *attached*. The lowest tender submission was submitted by Canadian Turner Construction Company and includes a construction schedule of 28.5 months to complete the project.

Turner is an international construction services company with an office in Vancouver since 2011. They have completed projects of similar size and complexity and have completed these projects with satisfactory results.

The tender amount is within the approved project budget. Funding will be provided for this capital work within the 2020 – 2024 Financial Plan under the following WBS element: ENX.0014.

4.0 PROJECT BUDGET / FINANCING

The following is a cost summary of the project.

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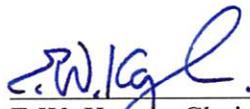
Construction	\$58,240,000
Site Servicing Costs	\$700,000
Furniture, Fixtures and Equipment	\$3,500,000
Consulting Fees, Inspections, Commissioning	\$800,000
Permits, Fees, City Costs	\$1,000,000
Demolition and Environmental	\$1,300,000
Subtotal:	\$65,540,000
Contingency	\$2,983,000
Estimated Project Total:	\$68,523,000

These expenditures are included in the 2020 – 2024 Financial Plan and sufficient Gaming Reserves are available to finance the capital project outlined in this report.

5.0 RECOMMENDATIONS

It is recommended that Council authorize the use of the Gaming Reserve in the amount of \$68,523,000 to finance the Laurel Street Works Yard Phase 2 Main Building Construction Project, as outlined in this report. It is also recommended that Council approve the award of a contract to Canadian Turner Construction Company, in the amount of \$61,152,000 (inclusive of GST) for the construction of this project, as outlined in this report.

Upon approval, a copy of this report will be provided to the Financial Management Committee.



 E.W. Kozak, Chair, Major Civic Building Project
 Coordination Committee



 Leon Gous, Director Engineering

TVD:MJ/sla
Attachment

- cc: Director Public Safety and Community Services Purchasing Manager
- Director Corporate Services City Solicitor
- Director Finance Chief Building Inspector
- Director Parks, Recreation and Cultural Services City Clerk

APPENDIX A

Tender Tabulation

Tenders Received For
Laurel Street Works Yard Phase 2 Main Building Construction

Tender #08-01/19

Company Name	Total Tender Price (incl. GST)
Canadian Turner Construction Company	\$61,152,000
Chandos Construction Ltd.	\$64,008,000