

**FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BOB PRITTE METROTOWN LIBRARY INTERIOR RENOVATION –  
AWARD OF CONTRACT FOR CONSTRUCTION**

**RECOMMENDATION:**

1. THAT Council approve a contract award to Heatherbrae Builders Co. Ltd. for a total cost of \$4,798,500, including GST in the amount of \$228,500, as outlined in this report.

**REPORT**

The Financial Management Committee, at its meeting held on 2022 May 17, received and adopted the *attached* report seeking Council approval to award a construction contract for Phase 1 interior renovations at the Bob Prittie Metrotown Library.

Respectfully submitted,

Councillor Dhaliwal  
Chair

Councillor Gu  
Vice Chair

Copied to:	Chief Administrative Officer Acting CFO GM Corporate Services Acting GM Lands and Facilities Director Civic Building Projects Chief Librarian Purchasing Manager City Solicitor
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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2022 May 11

**FROM:** ACTING GENERAL MANAGER  
LANDS AND FACILITIES

**FILE:** 4220 08  
*Reference: Tender #42-02/22*

**SUBJECT: BOB PRITTIE METROTOWN LIBRARY INTERIOR RENOVATION –  
AWARD OF CONTRACT FOR CONSTRUCTION**

**PURPOSE:** To obtain Council approval to award a construction contract for Phase 1 interior renovations at the Bob Prittie Metrotown Library.

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#### **RECOMMENDATION:**

1. **THAT** the Financial Management Committee recommend Council approve a contract award to Heatherbrae Builders Co. Ltd. for a total cost of \$4,798,500, including GST in the amount of \$228,500, as outlined in this report.

### **REPORT**

#### **1.0 BACKGROUND**

Bob Prittie Metrotown Branch is the largest of the City's four library branches. The library offers branch services to the community and serves as the administrative centre for Burnaby Public Library. Since its original construction in 1991, there have been renovations to the lobby space in 2014, and the second floor in 2017. In response to the rapid densification in Burnaby, the City retained Faulknerbrowns Architects to develop an overall Conceptual Design for the renovation of the entire library. The Conceptual Design proposes the interior renovations occur in two phases; this report is for Phase 1 of the renovations. The completion of Phase 1 of the renovations does not obligate the City to undertake any additional phases.

Upon completion of Conceptual Design, Faulknerbrowns Architects were retained, along with the appropriate sub consultants, to continue with detailed design and contract documents for the project. The proposed Phase 1 interior renovation of the Bob Prittie Metrotown Library offers a cost-effective solution to meet short to medium term needs.

Phase 1 includes renovations increasing seating capacity in the library, introducing greater efficiency in operations and materials handling, in order to convert storage spaces into public spaces, including a technology-and-media-based innovation lab and small public-use recording studios. Phase 1 also includes renovated gender-neutral, accessible public washrooms on the 1<sup>st</sup> floor and the creation of new accessible public washrooms

To: Financial Management Committee  
From: Acting General Manager Lands and Facilities  
Re: Bob Prittie Metrotown Library Interior Renovation –  
Award of Contract for Construction  
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on the 2<sup>nd</sup> floor. The project would also include the creation of glass sliding door vestibules at the main entrances to improve the energy performance of the building.

## 2.0 PROJECT FUNDING

A Cost estimate (Class A) was completed in December 2021 which estimated the Phase 1 project cost as \$4.2M. However the 2022 – 2026 Financial Plan only includes \$2,310,000 for this project under WBS element ADX.0011. In order to accommodate the higher than anticipated contract award and additional work, the capital plan will be reallocated from the Confederation Park Community Centre project. There is sufficient Gaming Reserve funding available to finance the capital project outlined in this report.

## 3.0 TENDER CALL

A tender call for the construction was released to pre-qualified general contractors on 2022 March 23 and tenders were received on 2022 May 05. The tenders received are summarized in Appendix A, **attached**. A total of three tenders were received with the low compliant tender submitted by Heatherbrae Builders Co. Ltd. in the amount of \$4,798,500 (inclusive of GST).

Heatherbrae is a well-established general contractor with a proven track record of completing projects within scope, time, budget and quality. In 2015, Heatherbrae Builders successfully completed RCMP Cell Block Retro-Fit project for the City of Burnaby.

City staff have reviewed the submission for compliance with the terms of the tender document, ability to meet the prescribed schedule, and overall cost. In this regard, it is recommended that Council award a construction contract to Heatherbrae Builders Co.

## 4.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council approve a contract award to Heatherbrae Builders Co. Ltd. to award a construction contract in the amount of \$4,798,500 (inclusive of GST) for Phase 1 interior renovations at the Bob Prittie Metrotown Library project, as outlined in this report.

for   
Jim Radford, Acting General Manager  
LANDS AND FACILITIES

TVD:JN/sla  
**Attachment**

cc: Chief Administrative Officer  
Acting Chief Financial Officer  
General Manager Corporate Services  
Director Civic Building Projects

Chief Librarian  
Purchasing Manager  
City Solicitor  
City Clerk

## Appendix A: Tender Tabulation

### Tenders Received for Bob Prittie Metrotown Library Interior Renovation – Award of Contract for Construction Tender #42-02/22

COMPANY NAME		TOTAL TENDER PRICE (incl. GST)
1.	Heatherbrae Builders Co. Ltd.	\$ 4,798,500.00
2.	Wales McLelland Construction Company (1988) Ltd.	\$ 5,059,780.00
3.	Holaco Construction (1997) Ltd.	\$ 5,348,542.50