

**TO:** CHIEF ADMINISTRATIVE OFFICER      **DATE:** 2023 January 17

**FROM:** DEPUTY CHIEF ADMINISTRATIVE OFFICER & CHIEF FINANCIAL OFFICER      **FILE:** 5820-20  
*Reference:* RFP #202-07-22

**SUBJECT: CONTRACT AWARD  
DESIGN-BUILD – JAMES COWAN THEATRE REDEVELOPMENT**

**PURPOSE:** To obtain Council approval to award a contract for Design-Build of James Cowan Theatre Redevelopment.

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**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Ledcor Design-Build (B.C.) Inc. for an estimated total cost of \$1,602,825.00 including GST in the amount of \$76,325.00. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

**REPORT**

Three submissions following a Request for Proposals (RFP) were received by the closing time on 2022 November 24.

Built in the 1940's, and later converted and refurbished as a theatre in 1995, the existing James Cowan Theatre (Theatre) building located at 6450 Deer Lake Avenue was identified in 2011 as needing significant capital maintenance upgrades as the building is now past its useful service life. The building assessment completed in 2018 by Urban Arts Architecture and consultants (structural, mechanical and electrical engineers, code, acoustics, cost) found the building to be in overall poor condition.

At the Closed Council Meeting on 4 July 2022, staff presented several renewal options to Council for consideration. Subsequently, Council provided authorization for staff to proceed with preparing a project concept design and feasibility study including an updated Class D cost estimate for an approximate new 365 seat flexible theatre with art studios, café and production offices building that has no fly tower or underground parking to replace the existing James Cowan Theatre spaces.

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Staff evaluated the suitability of several delivery models including Design-Bid-Build (DBB), Design-Build (DB), Progressive Design-Build (PDB), Construction Management @ Risk (CM @ Risk), and Integrated Project Delivery (IPD) to further advance the James Cowan Redevelopment Project (Project). The team determined that delivering the Project using Progressive Design-Build model would allow for early involvement of a contractor and effective collaboration by all parties, minimize disruption to the operations of the Shadbolt Centre, manage scheduling, sub-contractors, budget and communications more effectively throughout the Project and make the new facility operational as soon as possible.

The Project will be delivered across two (2) phases under the Progressive Design-Build model. Phase 1 includes due diligence, concept design, schematic design, design development, owner's statement of requirements and permitting, and the form of contract is the City's Consulting Agreement. Phase 2 includes the preparation of construction documents, demolition of the existing building and construction of the new wing, and the form of contract specifically is the CCDC14 – Design-Build Contract Stipulated Price Contract, 2013, (CCDC14).

This report is requesting the award of Phase 1 services to a design-builder for a contract value of \$1,602,825.00 including GST in the amount of \$76,325.00 that was determined through the City's Request for Qualification (RFQ) and Request for Proposal (RFP) selection processes. A subsequent report to Council will be planned for spring 2023 to seek Council approval for the concept design. Pending Council's approval of the concept design, the design-builder will continue to advance the design work under the Phase 1 agreement. At the end of Phase 1 (tentatively scheduled for November – December, 2023), after the City and design-builder agree on the final scope of work and stipulated price, the staff will seek Council approval for executing the CCDC14 agreement to commence Phase 2. The estimated project budget is in the range of \$40 million - \$45 million including contingencies, and the new theatre is expected to be operational by fall of 2026.

A Request for Qualifications (RFQ) seeking interest from design-builders to bid for the redevelopment of the James Cowan Theatre Project utilizing a Progressive Design-Build approach was issued on 2022 August 16 and closed 2022 September 15. The Project team shortlisted three (3) qualified design-builders from the six (6) submissions.

Subsequently, a Request for Proposals (RFP) to provide progressive design-build services and details for the redevelopment of the James Cowan Theatre was issued to the three (3) pre-qualified design-builders on 2022 October 21 and proposals were received on 2022 November 24. The proposals received are tabulated in *Attachment A*.

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Ledcor Design-Build Inc. (Ledcor DB) comprising Ledcor, Kasian Architecture (Kasian), and RWDI Theatre Consultants (RWDI) was selected as the preferred design-builder for the project. Both Ledcor and Kasian are well-established firms and they have successfully collaborated on over fifty projects in the last 25 years.

City staff have reviewed the submission for compliance with the terms of the RFP document. Based on the RFP’s evaluation criteria consisting of ability and capability to deliver a quality building, meet the prescribed schedule and overall budget, Ledcor Design-Build (B.C.) Inc. received the highest overall scoring.

It is recommended that a contract be awarded to Ledcor Design-Build Inc. for an estimated total cost of \$1,602,825.00 including GST in the amount of \$76,325.00 for redevelopment of the James Cowan Theatre wing, as outlined in this memo.

Ledcor Design-Build (B.C.) Inc. has not previously undertaken a contract for the City; however, references from City staff indicate that the design-builder has the necessary equipment and personnel to successfully complete the work required under this contract. Ledcor Design-Build (B.C.) Inc. is a well-established general contractor with a proven track record of completing projects within scope, time, budget and quality. The General Manager Lands and Facilities concurs with this recommendation.

Funding for this capital work will be provided in the 2023 – 2027 Financial Plan under WBS element DPX.0208 (\$1,526,500).



for Noreen Kassam, CPA, CGA  
DEPUTY CHIEF ADMINISTRATIVE OFFICER  
& CHIEF FINANCIAL OFFICER

NL:BK:GC:SL / ts:kl

Attachment: A – Proposal Tabulation

Copied to: General Manager Lands and Facilities  
General Manager Parks, Recreation & Culture  
City Solicitor  
Director Civic Buildings Project

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**Attachment A**

**Proposal Tabulation**

**Proposals Received for James Cowan Theatre Redevelopment Project – Award of Contract for Design-Build**

**RFP# 202-07/22**

| <b>COMPANY NAME</b> |                            |
|---------------------|----------------------------|
| 1.                  | EllisDon Design-Build Inc. |
| 2.                  | Ledcor Design-Build Inc.   |
| 3.                  | Kinetic Construction Ltd.  |

\*Please note the numbering is not in any particular order.