

TO: MAYOR & COUNCIL
FROM: DEPUTY CHIEF ADMINISTRATIVE OFFICER AND CHIEF FINANCIAL OFFICER
SUBJECT: **CI - TEMPORARY CAMERON COMMUNITY CENTRE - CCDC5B**
PURPOSE: To obtain Council approval to increase the value of the existing contract with Bosa Construction Inc. for the Construction Management and Construction for the Temporary Cameron Community Centre facility.

RECOMMENDATION

THAT a contract increase to Bosa Construction Inc. for an estimated total cost of \$3,782,223.00 including GST in the amount of \$180,106.00, as outlined in the June 19, 2023 Council Report titled “CI –Temporary Cameron Community Centre CCDC5B” be approved; and,

THAT final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS

I concur with the recommendation of the Deputy Chief Administrative Officer and Chief Financial Officer.

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, increase the total value of the contract by \$1,000,000.

2.0 BACKGROUND

The City will be demolishing the existing Cameron Recreation Centre and Library to allow for its redevelopment. In order to continue delivering a portion of the existing services to the citizens of Burnaby, the Burnaby Public Library and the recreation centre will be temporarily relocating to an interim facility.

The City does not have any vacant space in this quadrant of Burnaby that could potentially accommodate these services. In April 2022, Council approved a lease for the use of a 16,735 square foot commercial retail unit in The City of Lougheed Shopping Centre (formerly Lougheed Mall). The lease is for a three year term with options for extensions.

A portion of existing recreation programs including indoor sport, fitness and seniors programs cannot be accommodated at the temporary Cameron location due to the size and space available at the temporary location. Staff have investigated the feasibility of leasing and improving additional space to accommodate most of these programs at another nearby location. Initial estimates for the cost to renovate the space would be upwards of \$12 million (+/- 25%) and would require an additional year for construction.

Rather than investing this degree of funding in temporary space, staff are investigating providing additional recreation programming at the Christine Sinclair Community Centre (CSCC) where existing space is available. This option could alleviate pressures from the closure of both Cameron and Confederation Community Centres during construction while also providing additional community programming space long term. While CSCC is not immediately nearby either community, staff will also investigate a shuttle service for residents who may not have easily accessible transportation options. Additionally, staff are working with nearby facilities in other municipalities that may also provide programming for residents on an interim basis.

3.0 GENERAL INFORMATION

Original Contract Award – Phase 1

City staff issued a Request for Proposal #250-10-22 (Attachment 1) for Temporary Cameron Construction Management and Construction Services. On November 22, 2022, the City received four proposals. All four proponents submitted a proposal for the project that included construction management services and general contractor services. The City staff evaluated the proposals and awarded a CCDC5B Construction Management contract to Bosa Construction Inc. for the (Phase 1) Construction Management services. The original contract award was for a total cost of \$514,411.00 including GST in the amount of \$24,496.00.

Tender Process – Phase 2

Since November 2022, Bosa Construction Inc. and the architect (Urban Arts Architecture Inc.) have been working with City staff to obtain quotations for the components of work related to Phase 2 of the project. This work includes all remaining scopes of work. Under a Construction Management contract, the Construction Manager works with the architect and the City in Phase 1 to provide comments and suggestions for design revisions to help ensure a successful project. Phase 2 of the Construction Management contract represents the stipulated price for actual construction of the project. Phase 2 is awarded if all parties are satisfied with the revisions proposed in Phase 1. The project team has reached this milestone and are recommending proceeding with Phase 2 of the contract.

General Contract

This recommendation is to approve a contract increase of the existing contract with Bosa Construction Inc. for the fit out of the interim facility at Lougheed Mall under the Construction Management and Construction Phase 2 – Temporary Cameron Community

Centre by an estimated total amount of \$3,782,223.00 including GST in the amount of \$180,106.00.

Contract History	Date	Accumulative Total Change (including GST)
Original Contract Award – Phase 1	January 2023	\$ 514,411.00
Change Order #1 – Phase 2	Pending	\$ 3,782,223.00
Total		\$ 4,296,634.00

The total stipulated price contract is \$4,296,634.00 including GST in the amount of \$204,602.00. It is proposed that this contract be awarded to Bosa Construction Inc., who will assume the risk associated with delivering the work of the contract within the stipulated price. The General Manager Lands and Facilities concurs with this recommendation.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The RFP #250-10-22 Temporary Cameron Community Centre (Attachment 1) was publically advertised. Upon closing, the City received a total of four submissions.

5.0 FINANCIAL CONSIDERATIONS

Funding for this capital work is included in the 2023 – 2027 Financial Plan under WBS element BAX.0020 (\$3,602,200).

Respectfully submitted,

Noreen Kassam, Deputy Chief Administrative Officer and Chief Financial Officer

ATTACHMENTS

Attachment 1 – RFP #250-10-22

REPORT CONTRIBUTORS

This report was prepared by Sophan Lum, Assistant Manager, Purchasing – Capital, and reviewed by Gisele Caron, Senior Manager, Purchasing.