

**TO:** MAYOR & COUNCIL  
**FROM:** DEPUTY CHIEF ADMINISTRATIVE OFFICER AND CHIEF FINANCIAL OFFICER  
**SUBJECT:** **CA - RCMP NEW DETACHMENT IPD TEAM**  
**PURPOSE:** To obtain council approval to award Contract Awards (CA) for the selected IPD (Integrated Project Delivery) team for Validation Phase of new Burnaby RCMP Detachment located at 4038,4066, 4086 and 4244 Norland Avenue.

## **RECOMMENDATION**

**THAT** contract awards to the Safe Community Partners IPD team for an estimated total cost of \$6,496,225 including GST in the amount of \$309,344, as outlined in the July 10, 2023 council report titled “CA - RCMP New Detachment IPD Team”, be approved; and

**THAT** final payment will be based on the actual quantity of services delivered and hourly rates as submitted.

## **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 Procurement Policy requires that contracts for goods, services and construction with values over \$1,000,000 be approved by Council following a competitive procurement process.

### **2.0 BACKGROUND**

Following Council approval in February 2023, the City of Burnaby proceeded with further investigation and feasibility study for a new RCMP detachment at 4038, 4066, 4086 and 4244 Norland Avenue. To validate the project, an IPD team was hired through an open Request for Proposals (RFP) process.

Two submissions following a Request for Proposal were received by the closing time on April 28, 2023. Based on the RFP’s evaluation criteria consisting of project firm qualification, project methodology, project management, resource availability, references, past performance, value added and innovative practices, Safe Community Partners

received the highest overall scoring. The evaluation team, consisting of City staff and RCMP representatives, reviewed and scored the submitted proposals. Safe Community Partners was selected as the preferred IPD team, comprising various partners including:

- Contractor: Kinetic Construction Ltd.,
- Architect: Johnston Davidson Architecture Inc.,
- Structural Engineer: Read Jones Christoffersen Ltd.,
- Mechanical Engineer: MCW Consulting Ltd.,
- Civil and Electrical Engineer: WSP Canada Inc.,
- Mechanical Contractor: Altac Mechanical Inc.,
- Electrical Contractor: Canem Systems Ltd.,
- Security and Tech contractor: Houle Electric Ltd.

To commence the validation process, it is necessary to conduct pre-design investigations and undertake advanced pre-construction work to adequately prepare the site. Subsequently, the validation report, encompassing a total project cost, schedule, and scope, will be prepared and presented to the Council for their review, seeking approval to proceed. Upon Council approval, the City will award the full design and construction contract to the team. The total estimated project cost is \$162,500,000.

**3.0 GENERAL INFORMATION**

The City of Burnaby’s vision is to be a world-class City committed to creating and sustaining the best quality of life for the community. Public security and law enforcement is a key to achieve that goal. In an agreement with the City (Municipal Policing Unit Agreement, MPUA), RCMP is contracted to provide the policing services for residents and the community. The current RCMP building located at Deer Lake area is 53 years old and has not been upgraded to meet the evolving needs of City and population growth.

A 2020 space needs study has concluded that the current space at the detachment is not adequate for the existing members and staff. A feasibility study was completed in 2021 to determine the best option (renovate, build onsite or build offsite, possibly co-locating with Burnaby Fire Department) to meet the needs of the Burnaby RCMP today, as well as the expected growth for the foreseeable future. In 2022 Council approved further study of the current site of the West Building. In March 2023, a siting study was conducted, investigating four site locations. The findings from the study were presented to the Council and the location at the north end of the block between Norland Avenue/Ledger Avenue (4038, 4066, 4086, 4244 Norland Avenue) was approved to be the location of the new Burnaby RCMP Detachment.

The City intends to design and build the new RCMP Detachment using Integrated Project Delivery (IPD) method. The IPD Owner’s Representative Consultant is supporting and assisting the City to achieve this goal.

The General Manager Lands and Facilities concurs with this recommendation.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

The RFP #77-03-23 IPD Design Construction Team – Burnaby Detachment RCMP (Attachment 1) was publicly advertised. Upon closing, the City received two submissions.

**5.0 FINANCIAL CONSIDERATIONS**

Funding for this capital work is included in the 2023-2027 Financial Plan under Lands & Facilities – Civic Projects for the RCMP Facility Replacement project under WBS element: BAX.0021 (\$6,186,900).

Respectfully submitted,

Noreen Kassam, Deputy Chief Administrative Officer and Chief Financial Officer

**ATTACHMENTS**

Attachment 1 – RFP#77-03-23

**REPORT CONTRIBUTORS**

This report was prepared by Scott Lovas, Purchasing Specialist, and reviewed by Sophan Lum, Assistant Manager, Purchasing - Capital.