

TO: MAYOR & COUNCILLORS
FROM: DEPUTY CHIEF ADMINISTRATIVE OFFICER AND CHIEF FINANCIAL OFFICER
SUBJECT: **CI – CONSTRUCTION MANAGEMENT AND CONSTRUCTION – VENTANA CONSTRUCTION CORP.**
PURPOSE: To obtain Council approval to award a Contract Increase (CI) to Ventana Construction Corp. for Construction Management and Construction of the Multi-Purpose Space renovation project at the Christine Sinclair Community Centre (CSCC)

RECOMMENDATION

THAT a contract increase to Ventana Construction Corp. for an estimated total cost of \$3,284,978 including GST in the amount of \$156,428 as outlined in Council Report titled “CI - Construction Management and Construction – Ventana Construction Corp.” dated for February 26, 2024, be approved; and

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

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

2.0 BACKGROUND

On September 22, 2023 the City awarded a CCDC5B contract to Ventana Construction Corp. for construction management and construction of the CSCC Tenant Improvement project, for an estimated value of \$518,791 including GST in the amount of \$24,705 for (Phase 1 - Design) Construction Management services.

This contract increase stems from Council direction, to staff to work with the Parks, Recreation and Culture Commission on the program planning for space at the Christine Sinclair Community Centre to optimize public use and to augment programming being displaced by the future construction of Cameron and Confederation Community Centres, at the June 19, 2023 Council Meeting.

3.0 GENERAL INFORMATION

This recommendation is to approve a contract increase of \$3,284,978 including GST in the amount of \$156,428 with Ventana for a 10,000SF renovation on the ground floor of to transform CSCC into a fully functioning community centre, which will provide multi-purpose rooms, and a 120-seat activity hall equipped with multimedia technology to host community events.

Since September 2023, Ventana Construction Corp. and the architect have been working with City staff to obtain cost estimates and trade pricing for the components of work related to Phase 2 – Construction of the project. This work includes all remaining scopes of work. The Phase 2 work is being awarded as a stipulated price contract under one general contract that would be assigned to Ventana as the general contractor for this project.

City staff have reviewed the contract increase and believe it appropriately addresses our needs at a competitive cost.

The total estimated contract value will be \$3,803,768 including GST in the amount of \$181,132. This price includes allowances for general requirements and contract management fees. It is proposed that this contract be awarded to Ventana, who will assume the risk associated with delivering the work of the contract within the stipulated price.

The General Manager Lands & Facilities concurs with this recommendation.

	Date	Accumulative Total Change (including GST)
Original Contract Award	Sept 2023	\$518,791
Change Order #1	Pending	\$3,284,978
TOTAL		\$3,803,769

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

RFP#189-06-23 (Attachment 1) was issued on July 18, 2023. Upon closing, the City received a total of ten submissions.

5.0 FINANCIAL CONSIDERATIONS

Funding for this project is provided within the 2024 – 2028 Financial Plan under Lands & Facilities, Civic Projects – Christine Sinclair Community Centre Multi-Use Space Tenant Improvements with a budget of \$4,500,000. This contract increase will be accommodated under WBS element: BAX.0047 (\$3,128,600).

Respectfully submitted,

Noreen Kassam

Deputy Chief Administrative Officer and Chief Financial Officer

ATTACHMENTS

Attachment 1 – RFP#189-06-23

REPORT CONTRIBUTORS

This report was prepared by Sonny Dherari, Senior Buyer, and reviewed by Sophan Lum, Senior Manager Purchasing – Capital.