

TO: MAYOR & COUNCILLORS
FROM: DEPUTY GENERAL MANAGER FINANCE
SUBJECT: **CA – CONSTRUCTION MANAGEMENT AND CONSTRUCTION MINTARA OUTSIDE PATIO EXPANSION PHASE 2**
PURPOSE: To obtain Council approval for a Contract Award (CA) for the Construction Management and Construction Mintara Outside Patio Expansion Phase 2.

RECOMMENDATION

THAT a contract award to Scott Special Projects Ltd. for an estimated total cost of \$3,112,672 including GST in the amount of \$148,223 as outlined in the Council Report titled, “CA – Construction Management and Construction Mintara Outside Patio Expansion Phase 2” dated for February 25, 2025 be approved;

THAT an allowance for contingency of \$315,000 including GST in the amount of \$15,000 be approved; and

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

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 a Request for Proposal (RFP) in June 2024, the City awarded a contract to Scott Special Projects Ltd. for the Construction Management and Construction Mintara Outside Patio Expansion project for an estimated amount of \$457,132 including GST in the amount of \$21,769.

The scope of work of this contract is to demolish the existing patio at the Mintara Restaurant and construct a new patio at the same location. The new patio design features storage space in the basement, and an expanded event space that can accommodate an extra 59 people.

Rafael Santa Ana Architecture Workshop Inc. (“RSAAW”) was retained to undertake the design and construction administration of the project. RSAAW and their team of sub-consultants along with City staff, worked collaboratively together to produce a schematic design followed by detail design documents. The construction work for this project is anticipated to start in 2025, after construction material arrive onsite.

3.0 GENERAL INFORMATION

Scott Special Projects Ltd. was selected as the City’s Construction Manager (“CM”) in July 2024 under the CCDC5B Contract. The CCDC5B contract also known as “Construction Management at Risk”, where the proponent is responsible for both the management of construction and directly retains subcontractors and is responsible for their performance.

A CCDC5B project involves retention of the CM prior to 100% design, with the CM providing insight and input to optimize the constructability of the design prior to finalization. Once the design is complete and updated open-book pricing completed by the CM, the parties can convert to stipulated price.

This report is requesting the contract award with the contract value of \$3,112,672 including GST in the amount of \$148,223 to allow for demolition of existing facilities, pre-ordering of select long-lead items, site preparation, and construction. The total estimated contract value is \$3,884,804 including contingency and GST in the amount of \$184,991.

The General Manager of Parks, Recreation, and Culture and General Manager Lands and Facilities concurs with this recommendation.

Contract History	Date	Accumulative Total Change (including GST)
Original Contract Award	July 2024	\$ 457,132
Contract Award – Phase 2 Construction	Pending	\$ 3,112,672
Contingency (10%)	Pending	\$ 315,000
Total (Including GST)		\$ 3,884,804

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

RFP #118-06-24 Construction Management and Construction Mintara Outside Patio Expansion (Attachment 1) was publicly advertised. Upon closing, the City received a total of five (5) submissions.

5.0 FINANCIAL CONSIDERATIONS

Funding for this capital project is provided from the Capital Asset Works Financing Reserve Fund (CAWFF). Cost incurred as of December 31, 2024 on the project are \$459,345 paid for design and preconstruction activities. Phase 2 works outlined in the above section requires further funding of \$3,264,450 excluding GST, however when combined with the contract for Phase 1 and consideration for additional works for costs to run water to the building for patio sprinkler system along with contract admin and overhead costs, these additions will require further budget of \$821,065 excluding GST. This will bring the remaining budget required for the project at \$4,085,515. Should Council approve the contract award, the project will be added to the 2025 – 2029 Financial Plan.

	Total with Taxes	Capital portion with out Taxes	Less: Vendor spend to date	2025 Capital Plan Required
Scott Construction - Phase 2	\$ 3,427,672	\$ 3,264,450	\$ -	\$ 3,264,450
Scott Construction - Phase 1	\$ 457,131	\$ 435,363	\$ (14,300)	\$ 421,063
Cost to ring water to building	\$ 52,500	\$ 50,000	\$ -	\$ 50,000
Change orders; Consultant/Contract Admin	\$ 105,000	\$ 100,000	\$ -	\$ 100,000
Overhead Costs & Contingency (incl. Salaries)	\$ 257,500	\$ 250,000	\$ -	\$ 250,000
	\$ 872,131	\$ 835,363	\$ (14,300)	\$ 821,063
	\$ 4,299,803	\$ 4,099,813	\$ (14,300)	\$ 4,085,513

Respectfully submitted,
 Ratan Grewal, Deputy General Manager Finance

ATTACHMENTS

Attachment 1 – RFP #118-06-24

REPORT CONTRIBUTORS

This report was prepared by Rebecca Yeung, Senior Buyer, and reviewed by Sophan Lum, Senior Manager, Procurement Services – Capital.