



## COUNCIL REPORT

To: Paul Gipps, CAO

Date: February 9, 2021

From: Mark Roberts

Subject: **West Kelowna's City Hall Project Update – February**

---

### RECOMMENDATION

**THAT** Council award the City Hall/Library Construction Management Services contract in the total amount of \$988,985 (excluding GST) to Bird Stuart Olson Construction Ltd.

### STRATEGIC AREA(S) OF FOCUS

As part of Council's Strategic Priorities, the City Hall Project meets the objectives set out in Council's *Invest in Infrastructure* and *Strengthen our Community* pillars.

### BACKGROUND

In order for West Kelowna to eventually build its first City Hall, funds were transferred annually into a reserve to reduce the future borrowing amount. Now that the City has enough reserve funds and approved a borrowing model, and Council has awarded the Design contract to Johnston Davidson Architecture, staff are seeking Council's approval of the Construction Management contract and as we begin the next phase of design. The City's cost of the project remains unchanged at up to \$18 million, which will be covered under the City's existing budget.

At the January 26 Regular Council Meeting, it was announced that the City Hall location is at 3731 Old Okanagan Hwy, near the City's Johnson Bentley Memorial Aquatic Centre (JBMAC). Staff have now engaged and initiated the design phase with the design consultants on the preliminary space needs assessment and initial program reporting.

Concurrently, Council announced the Okanagan Regional Library (ORL) as an equity partner in the building, as the ORL is exploring options for a larger and new space as they look toward their lease expiring in 2022. The ORL is actively engaged in the design process of the City Hall/Library building.

Council's Strategic Priorities also include the importance to strengthen relationships with Westbank First Nation (WFN). Staff are collaborating on area and site opportunities with WFN, including incorporating Indigenous art and culture as we look to the future.

## **DISCUSSION**

### **Construction Management Award: Bird Stuart Olson Construction Ltd.**

A Request for Proposal (RFP) for the Construction Management Services of City Hall closed on January 24, 2021. This RFP requested that the Construction Manager deliver high quality pre-construction services, acting as a key member of the Integrated Project Team (IPT), while balancing their role as the Prime Contractor in the delivery of the project. This method of construction was chosen to provide the City with greater control of scope and costs.

During Pre-Construction services, using their on the ground experience, the Construction Manager will work with the design team to help develop a Schematic Design that is highly functional, constructible based on the local market conditions and availability, and cost effective. As part of their lump sum contract, the Construction Manager will be integral in the development and tendering of the multiple Tender Packages later this year, by assisting the IPT with the preparation, issuance, review and contractor award recommendations. With recommendations in hand, and per the Purchasing Policy, the tenders will be awarded to the lowest qualified bid, and Council will be informed as part of their regular updates.

Once construction is initiated, the Construction Manager will act as Prime Contractor onsite, and will be responsible for delivering the project on schedule, and managing site health and safety, site coordination, and scheduling the sub-trades to complete the work. A project of this size, scale and complexity will require a significant dedicated team to ensure its success and having a fully qualified and experienced personnel to deliver the project will be a key to success.

The City formed a review committee, which included an external consultant with expertise in the field, who reviewed the five (5) qualified responses to the RFP. Each RFP response was scored on:

- Qualifications and Experience
  - Corporate capacity, capability, social responsibility and financial stability.
  - Comparable project experience of the firm including evidence of experience with municipal facilities, fast-track new building construction.
  - Construction Management Team experience, depth, capacity, continuity and availability for the project.
- Proposed Approach and Methodology
  - Project understanding
  - Responsiveness of Proponent's methodology and approach to project delivery

- Value added services
- Schedule
  - Milestone dates and clear strategy for achieving accelerated timelines.
  - Level of confidence in schedule details and realistic timelines associated with the Proponent’s unique and innovative approach in managing to an accelerated schedule.
- Environmental and Occupational Safety Policy
  - Evidenced strong understanding and commitment to environmental and safety procedures.
- COVID-19 Business Continuity Plan
  - Evidenced strong understanding of current health guidelines and clear policy and safety procedures developed to suit.
- Exceptions to the Contract
- Fee Proposal
  - (Fee Calculation: lowest fee / proposed fee x maximum points)

Firms who were scored included:

Bird Stuart Olson Construction	PCL Constructors
Maple Reinders Constructors	Chandos Construction
Wales McLelland Construction Company	

Based on the results of the scoring matrix, the review committee and the external consultant unanimously recommend award of the RFP to:

<b>Bird Stuart Olson Construction Ltd.</b>	<b>Total Contract: \$988,985 (plus GST)</b>
--------------------------------------------	---------------------------------------------

Subject to contract award, staff will work with the integrated project team to bring the Construction Manager up to speed and actively involved in the design process.

### **FINANCIAL IMPLICATIONS**

As part of the 2021 Capital Budget, Council approved up to \$2,000,000 for the City Hall Concept Plan, Tender Drawings & Consulting Services. This recommendation of award will be drawn from that budget line.

As was outlined in the October 6, 2020 Council Report, where Council resolved to adopt the “City of West Kelowna City Hall Loan Authorization Bylaw No. 0272, 2020.” the existing budget for West Kelowna’s first City Hall remains unchanged.

## COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
January 26, 2021	<b>THAT</b> Council award the City Hall/Library Building Design Services contract in the total amount of \$953,120 (excluding GST) to Johnston Davidson Architecture.  <u>CARRIED UNANIMOUSLY</u>	C066/21
October 6, 2020	<b>THAT</b> Council adopt the “City of West Kelowna City Hall Loan Authorization Bylaw No. 0272, 2020.”  <u>CARRIED UNANIMOUSLY</u>	C246/20
February 11, 2020	<b>THAT</b> Council give first, second and third reading to “City of West Kelowna City Hall Loan Authorization Bylaw No. 0272, 2020”.  <u>CARRIED UNANIMOUSLY</u>	C051/20

### REVIEWED BY

Sandy Webster, Director of Corporate Initiatives

### APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

PowerPoint: Yes  No