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CITY OF MAPLE RIDGE

**TO:** His Worship Mayor Michael Morden and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Albion Community Centre Construction Phase Two - Award of Contract

**MEETING DATE:** July 21, 2020  
**FILE NO:** 01-0640-30-2020  
**MEETING:** CoW

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**EXECUTIVE SUMMARY:**

The Albion Community Centre (ACC) is one of the Recreation Infrastructure priorities initially considered in 2016 and approved to proceed as part of the Alternate Approval Process (AAP) early in 2017. In 2018, Double V Construction Ltd. (DVC) was awarded a Construction Manager at Risk contract which is a project delivery method committing the Construction Manager to provide pre-construction design development and value engineering, and a guaranteed maximum price for the project. In June 2019, Council awarded the contract for the Albion Community Centre (ACC) Phase One construction to Double V Construction Ltd. in the amount of \$5,306,981.00 plus a contingency for major site development and this work is now nearing completion.

In April 2020, Council directed staff to obtain detailed pricing for Phase Two of the ACC construction which focuses on the building and finishes of the facility. DVC has submitted the Phase Two fixed pricing for the completion of the project. This bid has been reviewed by a professional quantity surveyor and construction cost manager firm who confirmed that with the annual average of 10% escalation in today's construction market, the fixed price submitted by DVC is consistent with current market values, new WorkSafe BC and COVID-19 worker best practices. The quantity surveyors have confirmed that DVC pricing is fair and reasonable. Council approval to award the contract is required for Phase Two of the construction to proceed.

**RECOMMENDATION:**

That the Contract for the Albion Community Centre Construction Phase Two be awarded to Double V Construction Ltd. in the amount of \$13,070,170 excluding taxes, and that a contingency of \$1,300,000 be authorized; and

That the Financial Plan Bylaw be amended to include an additional \$1,000,000 from Accumulated Surplus and \$1,200,000 from the Parks & Recreation Improvements Reserve; and further

That the Corporate Officer be authorized to execute the contract.

**DISCUSSION:**

a) **Background Context:**

The City entered into a Memorandum of Understanding with School District No. 42 (SD42) in the fall of 2015 in anticipation of developing a Community Centre in Albion in conjunction with

a new elementary school and neighbourhood learning centre. This proposed facility is considered by the neighbourhood residents as a replacement for the historic Albion Community Hall that was demolished in 2010. Subsequently, the City and SD42 entered into a Joint Acquisition Agreement to acquire the required property to facilitate the joint development of the community centre and *casqenele* Elementary. A joint consultation process with the Albion community to develop a conceptual design and preliminary costing was undertaken. The feedback collected illustrated that the community is interested in a broad range of programs and services including performing arts, recreation, childcare, sport and family programming.

Through the detailed design process, the City undertook a further consultation to ensure that the vision for the facility met stakeholders as well as the neighbourhood's needs. Feedback received has been incorporated into the design and program space that the ACC will offer to the community. The ACC includes a great hall which will enable social and cultural events up to 200 people, multi-purpose rooms and program space, an outside amphitheatre as well as other amenities such as a teaching kitchen and infant/toddler childcare space, which in combination with the school's childcare, provides a continuum of care in this one location.

In July 2018, a Request for Proposal (RFP-PL18-29 Construction Manager at Risk) was issued by the City through BC Bid. A Construction Manager at Risk is a delivery method which entails a commitment by the Construction Manager to deliver the project within a guaranteed maximum price which is based on the construction documents and specifications. The Construction Manager at Risk contract with the City stipulates that DVC Ltd. is to assist with design development and value engineering of the ACC and thereafter submit a guaranteed maximum price to complete Phase One and subsequently Phase Two of the project.

In December 2018, Council directed staff to submit an application for the Investing in Canada Infrastructure Program (ICIP). In order for the facility to be eligible for this significant grant opportunity, Council authorized the project be split into two work phases, the first phase to include major site preparation and earthworks, and the second phase for building construction.

In June 2019, Council awarded the contract for the Albion Community Centre (ACC) Phase One construction to DVC Ltd. for a stipulated sum of \$5,306,981.00 plus a contingency of \$530,600 for major site development, earth works, retaining walls, concrete forming, under slab utilities and building foundations. With Phase One work nearing completion, the intent is to award Phase Two construction to ensure workflow continues and move directly from Phase One into Phase Two construction without any delays, re-mobilization costs or downtime for this project. It is anticipated that Phase Two works will take up to 12 months to complete with the entire project anticipated to be complete by the end of summer 2021.

In April 2020, Council received a staff report providing grant updates for the ACC facility. This update included that the City has received confirmation of grant funding of \$1 million through the Federal 'Enabling Accessibility Fund' to increase accessibility for people with disabilities, in addition to a \$1 million grant through the Community Childcare Space Creation Program to create new licensed daycare spaces within local government facilities. Unfortunately, the City was not successful in its bid for the \$5 million in grant funding under the 'Investing in Canada Infrastructure Program' (ICIP).

**b) Desired Outcome:**

The desired outcome is to move forward with the Phase Two development of this recreation infrastructure project consistent with the detailed design of the building to meet the demands of the rapidly growing Albion community.

**c) Citizen/Customer Implications**

Residents in the Albion area who have been without a gathering place since the demolition of the old Albion Hall in 2010 will have access to a new facility designed to meet their needs.

**d) Strategic Alignment:**

The Albion Community Centre aligns with Council's strategic priority of Growth as well as the SD42 Strategic Facilities Plan, the Parks, Recreation & Culture Master Plan, and the Master Agreement on the Cooperation for the Joint Use of Public Facilities between the City and SD42. The project is also consistent with the Albion Area Plan contained within the City's Official Community Plan, which identifies the need for a community centre in this area.

**e) Business Plan/Financial Implications:**

The stipulated sum for Phase Two as provided by DVC Ltd. (\$13,307,017.00 excluding tax) has been reviewed by James Bush and Associates Ltd., professional quantity surveyors and a construction cost manager firm, and is within market value for this project.

In December 2018, Council was provided with the Class A estimate, which can vary +/-5%, which indicated the project costs were likely to be in the region of \$15.4 million. This, combined with the LEED Silver costs of \$800,000 and anticipated construction escalation costs of \$600,000 to split the project into two phases and delay the second phase to enable eligibility for the ICIP grant opportunity, provided an estimated \$17-18 million in costs. The 2018 funding plan put in place included:

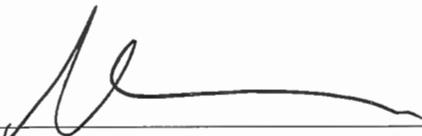
- 2016 estimate based on a concept \$10 million (\$8.5 million debt and \$1.5 million Amenity Contributions);
- \$0.75 million for Albion Community Centre land servicing/development fees;
- \$2.25 million from Parks & Recreation Projects Construction Contingency; and
- \$5 million in grants

In April 2020, Council directed staff to obtain pricing for the Phase Two construction and the funding plan was adjusted to rely more heavily on Community Amenity Contributions and gas tax funding to overcome the anticipated \$3 million funding shortfall due to the unsuccessful ICIP grant.

The Adopted Financial Plan currently includes funding of \$18,000,000 to accommodate the ACC project. However, higher than anticipated costs associated with construction escalation over the past year, Covid-19 impacts and new WorkSafe BC best practices, as well as the remaining slope restoration work caused by the slide resulted in a funding shortfall for the completion of the second phase work. Therefore, staff are recommending that the project budget be increased at this time by \$2,200,000 using \$1,000,000 from Accumulated Surplus and \$1,200,000 from the Parks & Recreation Improvements Reserve to provide for project costs of \$18,907,151 which includes both phases of work, along with a contingency of \$1,300,000.

**CONCLUSION:**

The Albion Community Centre project is an important part of Council's vision to provide enhanced recreation facilities for the community. To support this project moving forward in a timely manner, staff recommend that the Contract for the Albion Community Centre Construction Phase Two be awarded to Double V Construction Ltd.



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Prepared by: **Michael Millward, P.E.**  
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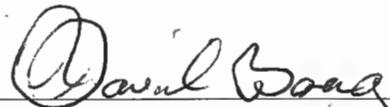
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Reviewed by: **Valoree Richmond, MBCSLA**  
**Director of Parks & Facilities**



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Reviewed by: **Trevor Thompson, BBA, CPA, CGA**  
**Chief Financial Officer**



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Approved by: **David Boag**  
**General Manager Parks, Recreation & Culture**



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Concurrence: **Al Horsman**  
**Chief Administrative Officer**