

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** September 11, 2023

**TO:** Mayor and Council

**FROM:** Jim Gordon, P.Eng., Director, Engineering & Municipal Operations

**SUBJECT:** Contract Award – RCMP Exterior Improvements

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**RECOMMENDATIONS**

THAT Council receive the corporate report dated September 11, 2023, from the Director of Engineering and Municipal Operations, titled “Contract Award – RCMP Exterior Improvements” for consideration; and

1. Approve a transfer of \$398K from the Capital Works Reserve to Capital Project 68630;
  2. Approve the award of RCMP Exterior Improvements Contract to Wesbrook Construction Ltd. in the amount of \$477,051.24 (excluding GST);
  3. Authorize pre-approved contingency in the amount of \$100,000 (approximately 20%) to support the project; and
  4. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.
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**EXECUTIVE SUMMARY**

The purpose of this corporate report is to obtain Council approval to award the RCMP Exterior Improvements contract to Wesbrook Construction Ltd. in the amount of \$477,051.24 (excluding GST).

**INTRODUCTION**

The RCMP building was built in 1983 with some additions added in the 1990s. The building is three stories serving administration, detachment, and filing support for the RCMP.

Over the years, the building envelope has deteriorated, which is evident from the rotten wood sidings and the corroded built-in gutter along the north side of the roof. This is confirmed by the recently completed Facilities Master Plan that recommends the replacement of the gutter system as a critical and important response.

**ANALYSIS**

The City has retained S2 Architecture to provide design service, tender support services, and construction monitoring services for this project.

Subsequently, a request for proposal (WR23-013 RCMP Exterior Improvements) was issued to the market on BC Bid with a closing date of May 25, 2023. The city received four bids and the results are summarized in the table below.

**Table 1 – Bid Summary**

| <b>Contractor</b>          | <b>Price (excluding GST)</b> |
|----------------------------|------------------------------|
| Wesbrook Construction Ltd. | \$ 477,051.24                |
| EXO Construction Group     | \$ 547,403.00                |
| Boston Construction Corp   | \$ 683,116.00                |
| Novacom Building Partners  | \$ 729,753.64                |

Staff and S2 Architecture reviewed and determined that Wesbrook Construction Ltd. will provide best overall value to the city. Aside from being the lowest bidder, Wesbrook Construction Ltd. has recently worked with the city and have proven that they have the abilities, equipment, and personnel required to complete the project on schedule and on budget.

### **FINANCIAL IMPLICATIONS**

The RCMP Exterior Improvements project has approved partial funding in the 2023 Financial Plan. A summary of the project budget is as follows:

**Table 2 – Project Budget**

|   | <b>Total</b>     |
|---|------------------|
| Capital Work Reserve (project code 35062)       | \$398,000        |
| RCMP Exterior Improvements (project code 68630) | \$197,000        |
| <b>Total budget required</b>                    | <b>\$595,000</b> |
| Architectural Consultant (S2 Architecture)      | \$18,000         |
| Construction Services                           | \$477,000        |
| <b>Subtotal</b>                                 | <b>\$495,000</b> |
| Contingency (approx. 20% of project cost)       | \$100,000        |
| <b>Total Project Cost</b>                       | <b>\$595,000</b> |
| <b>Total Cost to the City</b>                   | <b>\$595,000</b> |

### **LEGAL IMPLICATIONS**

No legal implications are anticipated. Staff request authorization for the Director, Engineering and Municipal Operations to execute all contract documentation required for the project.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

Staff will continue to work directly with the RCMP staff to ensure the contractor meets and follows security protocols while minimizing the disruption to the RCMP services.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

This project is in alignment with the Infrastructure Strategic Priority that identifies that the City plan, build and maintain infrastructure to enhance quality of life and civic service delivery while mitigating and adapting to environmental impacts. Specifically, this project ensures future infrastructure resiliency by making decisions through a long-term lens.

### **OPTIONS / RISKS / ALTERNATIVES**

The following alternate options are available for Council's consideration:

1. Not approve the recommendation to award the RCMP Exterior Improvements project to Wesbrook Construction Ltd. This in turn has a risk of compromising the RCMP building through further exposure of the building envelope to weather. As a result, the RCMP building may reach a point where staff are impacted or unable to occupy the space to perform their duties.
2. Not approve the transfer of \$398K from the Capital Works Reserve to Capital Project 68630 for the RCMP Exterior Improvements which would result in the project having insufficient funds available to complete the project.

### **CONCLUSION**

Staff recommend that Council:

1. Approve the transfer of \$398k from the Capital Works Reserve to Capital Project 68630.
2. The RCMP Exterior Improvements Contract be awarded to Wesbrook Construction Ltd. in the amount of \$477,051.24 (excluding GST).
3. Preauthorize contingency in the amount of \$100,000 to support the project.
4. Authorize the Director, Engineering & Municipal Operations to execute all contract documentation required for the project to proceed.

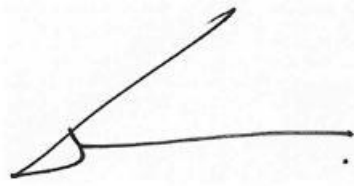
Respectfully submitted,



Jim Gordon, P.Eng.  
Director, Engineering and Municipal Operations

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small flourish at the end.

Guillermo Ferrero  
Chief Administrative Officer