

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 11, 2024
TO: Mayor and Council
FROM: Corrine Haer, P.Eng., Manager, Engineering
SUBJECT: Contract Award – Fire Hall Interior Renovations

RECOMMENDATIONS

THAT Council:

1. Receive the corporate report dated March 11, 2024, from the Manager of Engineering, titled “Contract Award – Fire Hall Interior Renovations;”
 2. Approve additional funding of \$150,000 in 2024 for this project in advance of final adoption of the 2024 Consolidated Five-Year Financial Plan;
 3. Approve additional funding of \$122,000 through a budget reallocation from capital contingency to support the project;
 4. Approve award of the Fire Hall Interior Renovations to Wesbrook Construction Ltd. in the amount of \$277,848 (excluding GST);
 5. Preauthorize an additional \$38,779 to support the dispatch speaker scope;
 6. Approve award of construction management and contract administration to Dialog BC Architectural in the amount of \$20,480 (excluding GST); and
 7. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project to proceed.
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EXECUTIVE SUMMARY

The purpose of this corporate report is to obtain Council approval to award the Fire Hall Interior Renovations contract to Wesbrook Construction Ltd. in the amount of \$277,848 (excluding GST).

INTRODUCTION/BACKGROUND

The City’s Fire Hall was constructed in March 1993 and has been in operation 24 hours a day, seven days a week for approximately 31 years. When the hall was first constructed, White Rock Fire Rescue operated with two administrative staff and four 3-person crews, on a rotating schedule. The department now operates with four administrative staff and 4-6 person crews totaling 28 staff working on a rotational basis.

In order to accommodate staff growth, the Fire Hall requires renovations to accommodate additional sleeping quarters and office space. The renovation will enable White Rock Fire Rescue to operate efficiently and effectively, while also providing a comfortable and safe environment to rest and recharge. Renovating the sleeping quarters aligns with the City’s communicable disease plan by providing individual sleeping spaces and provides opportunity for equity and diversification and offered at other Fire Halls throughout Metro Vancouver, also competing for staff and firefighters.

Fire Rescue is an essential service, and it is important that the Fire Hall is able to meet the demands of our growing community. The renovation project is in alignment with the Infrastructure Strategic Priority, which identifies that the City should plan, build, and maintain infrastructure to enhance the 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.

The addition of new sleeping quarters will ultimately benefit the community by ensuring that the City provides infrastructure to better support staff and enable the highest level of service possible. By investing in the renovation, the City demonstrates its commitment to providing essential services and ensuring the safety and well-being of its residents and community.

ANALYSIS

Dialog BC Architectural was retained to design the renovation and provide tender support for the project. A Request for Proposal (WR23-028 Fire Hall Interior Renovations) was issued to the market on BC Bid with a closing date of January 16, 2024. The city received two bids and the results are summarized in the table below.

Table 1 – Bid Summary Base Scope

Contractor	Price (excluding GST)
Wesbrook Construction Ltd.	\$257,396
Pangu Design & Build Inc.	\$350,000

Table 2 – Bid Summary Optional Scope

Contractor	Sprinkler	Captains Room Lighting	Dispatch Speaker
Wesbrook Construction Ltd.	\$10,880	\$9,572	\$38,779
Pangu Design & Build Inc.	\$18,200	\$10,200	\$12,000

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

Staff recommend awarding Wesbrook Construction Ltd. the base scope identified above, as well as the sprinkler and captains room lighting for a total of \$277,848.

In addition, staff request preauthorization approval to spend \$38,779 on the dispatch speaker but will review all options before awarding to ensure the best price and value to the city.

FINANCIAL IMPLICATIONS

The Fire Hall Interior Renovations project has approved funding of \$150,000 in the 2022/2023 Financial Plan and additional funds of \$150,000 are included in the 2024 Financial Plan to complete the project. Staff recommend Council bring forward the additional funds requested in the 2024 Financial Plan prior to final adoption to support this contract award and approve an additional \$122,000 transfer from capital contingency.

A summary of the project budget is as follows:

Table 3 – Project Budget

	Total
Total approved 2022/2023 funding (project code 67815)	\$150,000
Additional funding requested for 2024 (project code 67815)	\$150,000
Additional funding request through Capital Contingency	\$122,000
Total budget required	\$422,000
Committed/spent to date (as of February 27, 2024)	\$29,440
Dialog BC Architectural	\$20,480
Construction Services	\$277,848
Dispatch Speaker Scope Allowance	\$38,779
Subtotal	\$366,547
Contingency (approx. 15% of project cost)	\$55,000
Total Project Cost	\$421,547

LEGAL IMPLICATIONS

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

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Staff will continue to work directly with the White Rock Fire Rescue to ensure the project progresses with minimal disruption to fire rescue 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 uninterrupted services from White Rock Fire Rescue 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 Fire Hall Interior Renovations project to Wesbrook Construction Ltd. This in turn has a risk of compromising an essential service and the city’s ability to retain or recruit Fire Service staff.
2. Not approve the transfer of \$122K from Capital Contingency to the Fire Hall Interior Renovations project. This in turn would result in the project having insufficient funds to proceed and impact the city’s ability to retain or recruit Fire Service staff.

CONCLUSION

Staff recommend that the Fire Hall Interior Renovation project be awarded to Wesbrook Construction Ltd. in the amount of \$277,848 (excluding GST) and that Dialog BC Architectural be awarded construction management in the amount of \$20,480 (excluding GST). Additionally, staff recommend that the Director of Engineering & Municipal Operations be authorized to execute all contract documentation required for the project to proceed. To move forward with this, staff recommend Council approve \$150,000 in 2024 for this project in advance of final adoption of the 2024 Consolidated Five-Year Financial Plan and additional funding of \$122,000 from Capital Contingency.

Respectfully submitted,



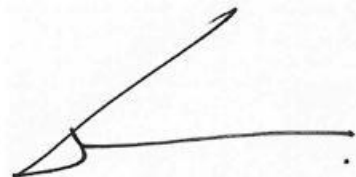
Corrine Haer, P.Eng.
Manager, Engineering



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

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer