

FINAL COST REPORT

STURGEON COUNTY PROTECTIVE SERVICES HEADQUARTERS BUILDING

54509 RANGE ROAD 252

Abstract

This report has been completed to chronologically present the contractual events as well as the financial costs related to the Protective Services Headquarters located at 54509 Range Road 252. The report will encompass all three phases of the overall project beginning in the fall of 2011 to the official opening of the new facility on June 12, 2016.

Chronological Timeline of Project

- Fall of 2011 funding was approved for conceptual design / drawing to be completed for the Namao Fire Hall. (P1)
- Spring 2012 conceptual design / drawing presented to Council.(P1)
- December 2013 “Offer to Sell” agreement prepared with Landowner of preferred building site.(P2)
- January 2014 land purchase complete.(P2)
- June of 2014 Council requested administration to commission a consultant to prepare an RFP for a Design-Build contract.(P3)
- September of 2014 RFP posted for open bidding.(P3)
- November of 2014 closing date for RFP with 8 submissions received.(P3)
- December of 2014 meetings held with top 3 bidders to discuss additional revisions to bids.(P3)
- January 15, 2015 Design-Build contract awarded to successful proponent.(P3)

To clarify the contract delivery method a brief explanation of the design-build process is given below:

The Design-build contract is a form of project delivery where an owner contracts, under a single contract, with one entity (a design-builder) to provide and take contractual responsibility for both the design services and the construction. Owners often use a Request for Proposal (RFP) process to obtain proposals from design-builders for both the design and construction for a fixed price. The designs are based on the owner’s statement of requirements which may be preliminary or more detailed. They all work together until a design with an acceptable fixed price is settled.

Value Prior to Contract Signing

The Protective Services Headquarters design-build contract was developed in this manner by utilizing a statement of requirements developed by ABS Origins to set out Sturgeon County's requirements for the building. PCL Construction Management's bid was solely based upon the criteria that were outlined in the document to prepare their bid. The successful bid by PCL for the contract was \$5,226,321. Prior to the contract signing, Sturgeon County posed a series of questions to PCL with respect to changes to the scope of the building. In response to the additional questions, PCL outlined a net reduction of the contract value based upon the changes.

The following list provides details related to the Owner requested alterations to the building. Only changes above \$5,000 are listed.

- Add enforcement vehicle compound fencing,
- Add supply and installation of 3 flag poles,
- Add waterline connection on east side of RR252,
- Alter apparatus bay door size (18'X14' to 14'X14'),
- Application of STANDATA to fire protection,
- Single combined septic tank (grey / black water),
- Combined truck fill / domestic water system,
- Remove landscape irrigation system,
- Remove hose tower from building,
- Remove storage shed,
- Remove bonding provision,
- Remove asphalt.

PCL Original Bid Price	\$ 5,226,321
Owner Requested Scope Changes	- \$ 339,521
Final Signed Contract Value	\$ 4,886,800

Description of Contract Costs:

CRX07 – The cost to grade the site was not determined until the final stormwater design could be completed by PCL. Site grading was not part of the original bid package and the risk was absorbed by the County. The total cost for site grading was partially offset by removing original site grading costs (PCL) and a structural slab credit. The resulting cost for site grading for the required stormwater management design was \$205,816.

CRX08 – IT room additions required for server racking, power, communication ports, and cabling.

CRX09 – Apparatus bay door lockouts were not part of the original specifications and had to be added to the overhead doors.

CRX10 – Apparatus bay carbon monoxide capture, originally a Plymovent system which was altered to an Airmation system.

CRX11 – Add/Omit tracking based upon original bid documents, i.e. RTU screen, Fire Chief's control panel, reduction of truck fill points, external taps, glazing, etc.

CRX12 – Display cabinet in the reception/lobby area.

CRX13 – Flag pole LED lighting.

CRX15 – Apparatus bay electrical reels, originally one for each bay but eight reels required based upon two units in each bay.

CRX16 – Apparatus bay vacancy sensors, due to multi-sensor lighting.

CRX17 – Washer extractor credit due to Owner and PCL both noting supply, (50/50).

CRX18 – Full electrical service transfer switch to back-up generator power. Original bid document did not explicitly specify full building back-up capability.

CRX19 – Window sill upgrade from drywall to wood to enhance the durability of the sills.



Attachments have been severed from the public agenda package in keeping with Section 16(1) of the *Freedom of Information and Protection of Privacy Act*.

Conclusion

In conclusion, the final contract value of \$4,886,800 was set after the final contract signing of a CCDC 14 – 2013 contract by both groups on January 13, 2015. After the final price was agreed upon between Sturgeon County and PCL Construction Management Inc. no items were deleted or removed from the CCDC 14 contract. The final version of the contract contained all the relevant documents and alterations to the original bid, including the RFP submitted by PCL on November 4, 2014. The assembly of all the documents formed the basis of all contract specifications for the construction contract. The Protective Services Headquarters building was constructed by using the CCDC 14 contract as a guide and all items contained within the contract were included in the final building.

Final Cost Breakdown:

PCL Original Bid Price	\$ 5,226,321
Owner Requested Scope Changes	- \$ 339,521
Final Signed Contract Value	\$ 4,886,800
Additional CRX Costs	\$ 212,856
Final Contract Value	\$ 5,099,656