



## Request for Decision

<b>Title</b>	<b>Final Cost Report- Protective Services Building - Namao Fire Hall Replacement Project</b>
<b>Proposed Motion</b>	That Council accept the Final Cost Report - Protective Services Building- Namao Fire Hall Replacement Project as information.
<b>Administrative Recommendation</b>	Manager, Special Projects - Facilities recommends that County Council accepts the Final Cost Report as information.
<b>Previous Council Direction</b>	<p>March 22, 2016 - Motion 096/16: That Council accepts the Final Project Report - Protective Services Building - Namao Fire Hall Replacement Project as information.</p> <p>June 09, 2015 Motion 197/15: That County Council authorizes additional \$140,000 in contingency funding for site grading at the Protective Services Headquarters Building from debenture.</p> <p>January 13, 2015 - Motion 005/15: That County Council gives Second reading to Debenture Bylaw 1342/14 for the Namao Fire Hall Replacement &amp; Relocation in the amount of \$5,500,000.</p> <p>January 13, 2015 - Motion 006/15: That County Council gives third reading to Debenture Bylaw 1342/14 for the Namao Fire Hall Replacement &amp; Relocation in the amount of \$5,500,000.</p> <p>January 13, 2015 - Motion 007/15: Sturgeon County Protective Services Building, replacing the current Namao Fire Hall, to PCL Construction at an initial contract price of \$5,026,880 with a total project cost not to exceed the approved funding of \$5,800,000 (including land, site work and construction).</p> <p>January 13, 2015 - Motion 008/15: That Motion 007/15 be amended to reduce the contract price and total project cost by \$140,000 by removing the paved parking lot.</p> <p>January 13, 2015 - Motion 007/15: That County Council awards the tender for construction of the new Sturgeon County Protective Services Building, replacing the current Namao</p>

Fire Hall to PCL Construction at an initial contract price of \$4,886,880 with a total project cost not to exceed the approved funding of \$5,660,000 (including land, site work and construction).

**Report** Background Information

- The Namao Fire Hall Replacement Project, currently known as the Sturgeon County Protective Services Headquarters Building, was approved and funded on January 13, 2015, for a total amount not to exceed \$5,660,000.
- PCL Construction Management Inc. was awarded the contract for \$5,226,321. Prior to the contract signing, Sturgeon County posed a series of questions to PCL with respect to additions and deletions to the scope of the final contract. In response to the additional questions, PCL outlined the various costs related to the changes in the scope of work, and the final contract price of \$4,886,800 was agreed upon. The CCDC 14 Design - Build Stipulated Price Contract was endorsed by Sturgeon County on May 13, 2015.
- SQRD Enterprises Inc. was selected as the Project Manager to represent the County's interest and has prepared the Final Cost Report as requested by Council.
- The cost to grade the site was not determined until the final storm water design could be completed by PCL. As site grading was not a part of the original bid package the costs had to be absorbed by Sturgeon County. Some of the costs for site grading was partially offset by removing the original site grading costs (PCL) and a structural slab credit.
- It was at that time Council approved an additional \$140,000 for site grading from the contingency fund.
- Members of Council requested a report to detail the items removed from the contract to keep the contract on budget.
- The final value of the Change Orders (CRX) for the entire building project is \$212,856 or 4.36% of the final contract value of \$4,886,800 (It should be noted that approximately 97% of the CRX value is represented by the site grading costs.).
- 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.

**Implication of Administrative Recommendation**

Strategic Alignment:

**Strong Local Governance and Regional Leadership** –The final report shows that Sturgeon County displays consistent, accountable and transparent leadership in project management and financial accountability.

**Operational Excellence**- Confirms we have the organizational capability to deliver a large project in a professional, efficient and cost effective manner.

Financial:

**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
<b>Final Contract Value</b>	<b>\$ 5,099,656</b>

**Total Project Budget**

Project Budget	\$5,640,000
Final Contract Value	\$5,099,656
Additional Costs	\$ 535,414
<b>Total Costs</b>	<b>\$5,635,070</b>

**Alternatives Considered**

None

**Implications of Alternatives**

None

**Follow up Action**

1. Finalize project files in accordance with the Corporate Records Management System.

**Attachment(s)**

1. Final Cost Report - Sturgeon County Protective Services Headquarters Building.

**Report Reviewed by:**



Ken Hodge, Manager, Special Projects - Facilities



Peter Tarnawsky, County Commissioner – CAO

## Strategic Alignment Checklist

**Vision:** Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

**Mission:** Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
<b>Strong Local Governance and Regional Leadership</b>			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Consistent with neighborhood role (see MDP), master plans, policies</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Considers fiscal stability and sustainability</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Has a positive impact on regional and sub-regional cooperation</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Respect the Natural Environment</b>			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Compliance with Provincial and Federal regulations and/or legislation</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Ensure effective environmental risk management</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Community Identity &amp; Spirit</b>			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Promotes and/or enhances residents' identification with Sturgeon County</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Enhances service provision through community partnerships</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Supports Sturgeon County's cultural history</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Planned Growth and Prosperity</b>			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Considers cumulative costs and long-term funding implications</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Targets growth around current or planned infrastructure</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Maintain and Enhance Strong Communities</b>			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Positive impact on residents' quality of life</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Supports and promotes volunteer efforts</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Provides programs and services that are accessible to all residents</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Operational Excellence</b>			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Staff have the knowledge, skills and capability to perform their jobs</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Streamlines operational processes and policies</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Promotes engagement and professional interaction with stakeholders</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>