



## REPORT N° PRO2020-001

<b>Date</b>	22/01/2020
<b>Submitted by</b>	Brian Wilson
<b>Subject</b>	Fire Stations Construction – Project Manager Contract Extension
<b>File N°</b>	<a href="#">Click here to enter text.</a>

1) **NATURE/GOAL :**

The intent of this report is to obtain approval to extend the project management contract with Colliers Project Leaders for the construction of two new fire stations.

2) **DIRECTIVE/PREVIOUS POLICY :**

The Project Management contract for the design and construction of the two new fire stations was awarded to Colliers Project Leaders in May 2017, under By-Law 2017-70.

The Project Management contract was extended under By-Law 2019-52, which extended the contract until February 3, 2020.

3) **DEPARTMENT'S RECOMMENDATION :**

**BE IT RESOLVED THAT** By-law No. 2020-XX, being a by-law to authorize the Mayor and the City Clerk to sign the necessary documents to award an extension of the existing contract with Colliers Project Leaders for the project management of the construction of the two fire stations.

**QU'IL SOIT RÉSOLU QUE** le règlement no. 2020-XX, visant à autoriser le maire et la Greffière à octroyer une prolongation au contrat existant avec Colliers Project Leaders pour les services de gestion de projet pour la construction de deux casernes de pompier.

4) **DISCUSSION :**

The construction completion date has been delayed by the Design-BUILDER, ASCO Construction Ltd. The substantial completion date is now tentatively scheduled for February 25, 2020, with owner occupancy scheduled for early March. Some of the site works, such as top coat paving have been scheduled for the middle of May 2020.

The original Project Management Contract, as adopted, covered the period from April 18, 2017 to completion of project which was originally projected as September 4, 2018. Because of delays in getting the project awarded, and then delays during construction, the project was delayed with an anticipated completion near the end of 2019. Now with some further delays due to subcontractor availability, the project is now expected to meet the threshold for "substantial

completion” meaning that the City can take occupancy and begin intended operations for the end of February, with occupancy in early March. Due to cold weather, some of the exterior site work had to be extended until the spring of 2020, and is currently in Asco’s schedule to be completed in May 2020.

The contract with Asco provides for liquidated damages, part of which is intended to cover the City’s additional expenses for delayed delivery of the building (including additional project management expenses).

In order to ensure consistency with the project management process, and to ensure final and satisfactory completion of the project, it is necessary to extend the project management contract until the end of June 2020, which will allow for all works to be completed, closeout documents to be vetted and verified, deficiencies noted and corrected, and final billings to be vetted and processed.

It is therefore recommended that Council approve the fixed expense of \$13,820 + HST, as outlined in Colliers Proposal Extension Letter (attached), to extend the project management contract for the construction of the new fire/paramedic buildings.

5) **SUPPORTING DOCUMENTS:**

- 1) By-Law 2020-XX – To authorize a contract extension to Colliers
- 2) 830723-0203 Colliers Proposal Extension Letter to June 30 2020
- 3) Asco Rockland Schedule v18 – 13Jan2020