

Staff Report to Council

Engineering Department

FILE: 02-0890-01/21

REPORT DATE: November 22, 2021 **MEETING DATE:** November 30, 2021
TO: Mayor and Council
FROM: Samantha Maki, Director of Engineering & Operations
SUBJECT: New Autonomous RCMP Detachment and Related Projects -
Recommendation to Award Consulting Services

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Direct staff to award the professional services contract to KMBR Architects Planners Inc., in the amount of \$991,349 (inclusive of disbursements and exclusive of GST), for the design, tender, contract administration, and close-out for the new autonomous RCMP detachment and related projects; AND
- B. Approve \$1,000,000 to be funded from the Major Building Reserve to accommodate the associated consulting services; OR
- C. Other.

PURPOSE

To advise Council of the results of RFP No. 2021-13 – New Autonomous RCMP Detachment – Consulting Services and to recommend award of the contract to the consultant that would provide the best value to the City.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

The establishment of an autonomous RCMP detachment is a priority project for the City and a

number of milestones have been accomplished in the past year including conducting an RCMP feasibility study and site option analysis, as well as selecting the Pitt Meadows Art Gallery (PMAG) / Athletic Building site as the preferred location for the detachment.

As part of the next steps moving towards establishing an autonomous RCMP detachment for the City, a Request for Proposal (RFP) was posted on BC Bid and the City's website on July 9, 2021 for consulting services for the new autonomous RCMP detachment and related projects. The scope of works in this RFP include:

- Design concept, detailed design and consulting services through to construction completion of a new building and associated infrastructure to house a fully autonomous RCMP detachment, including demolition and/or moving of existing structures on site;
- Structural evaluation of the existing PMAG structure to determine the feasibility and practicality of re-location;
- Identification and evaluation of sites to determine the ideal temporary location for PMAG during RCMP detachment construction;
- Identification and evaluation of sites to determine the ideal permanent location for the PMAG after RCMP detachment construction;
- Review and determine a new location for a new washroom and storage facility at Harris Park;
- Review and determine a new location for other park amenities displaced by construction of the RCMP detachment.
- Associated design, tender and contract administration of the temporary Art Gallery, permanent Art Gallery, washroom and storage facility and park amenities that may be displaced.

Relevant Policy, Bylaw or Legislation:

- Purchasing and Procurement Policy C012 – Typically, when awarding to the low bid the authority lies with the Chief Administrative Officer; however, as there is no approved budget for this project yet, Council approval is required.

Analysis:

The RFP was posted for a duration of 4 weeks, closing on August 5, 2021. The City received a total of four (4) proposal submissions from the following proponents:

- O4 Architecture Ltd. (O4A)
- Johnston Davidson Architecture + Planning Inc. (JDa)
- KMBR Architects Planners Inc. (KMBR)
- Mallen Gowing Berzins Architecture Inc. (MGBA)

The received proposals ranged from \$991,349 to \$1,542,717, including disbursements and excluding GST.

The proposals were reviewed by Engineering staff and were evaluated on the weighted criteria set out in the RFP, as shown in Table 1 below. One RCMP representative also provided feedback solely for the proponents and subconsultants list.

Table 1 – RFP Evaluation Criterion		
Criterion	Scoring	Items Evaluated
Proponent's Experience, Reputation and Resources	35%	Proponent's background, experience with similar projects, project size, ability, capacity, references, financial position, proposed project team and key personnel
Technical	35%	Proponent's understanding of the project and the City's requirements, approach to accomplish required objectives, project standards, and schedule
Financial	30%	Project cost, exclusions, and additional expenses

After reviewing all proposals and evaluating based on the above criteria, staff have identified KMBR as the highest ranked proponent. KMBR provides:

- The lowest proposal cost of all RFP submissions received. This proposal cost is also lower than the estimated consultant cost shown in the feasibility study conducted in early 2021;
- Extensive company wide and personnel experience in the delivery of RCMP detachments throughout BC;
- Strong technical approach, including project understanding, methodology, workplan, key issues, and aggressive schedule;
- Familiarity with the project and the City's requirements – KMBR completed the feasibility study and site option analysis for the City in early 2021;
- Familiarity with staff – KMBR's proposed principal in charge and project architect/manager for the project worked directly with staff on the feasibility study and site option analysis.

Based on the evaluation, staff recommend awarding all phases of the RCMP consulting services to KMBR Architects and Planners Inc. in the amount of \$991,349 (exclusive of GST).

Following execution of the professional services contract, staff will meet with KMBR and the RCMP to begin the preliminary design process. Staff expect the design concept to be brought before Council by the end of the first quarter of 2022 for consideration and then to progress the detailed design throughout 2022. These milestones are fairly aggressive, but are key to accommodate construction by the end of the first quarter of 2023. In order to expedite the project and make up for lost time while awaiting Ministerial Approval (recently received on November

16, 2021), staff intend to coordinate the Athletic Building demolition, Art Gallery relocation, new/expanded washroom facilities and site preparation in 2022, separate from the RCMP construction contract.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☒ Corporate Excellence
☒ Community Spirit & Wellbeing ☒ Transportation & Infrastructure Initiatives
☐ Not Applicable
-

FINANCIAL IMPLICATIONS

- ☐ None ☐ Budget Previously Approved ☒ Referral to Business Planning
☐ Other

Since a project budget and the borrowing process to finance the building has not been completed yet, it is recommended the consulting services costs of \$1.0 million be funded from the Major Building Reserve and upon receipt of the borrowing proceeds the reserve may be repayed.

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

The RCMP Feasibility Study was presented to Council and the public at the February 9, 2021 EPC meeting.

KATZIE FIRST NATION CONSIDERATIONS

- Referral ☒ Yes ☐ No

For the past 2 years, in our pursuit of an independent RCMP detachment in Pitt Meadows, the City has been working closely with Katzie First Nation. These collaboration efforts will continue as the next phases progress, as the City believes an independent RCMP detachment in Pitt Meadows would benefit all parties by enhancing public safety, responsiveness and a higher quality of service.

SIGN-OFFS**Written by:**

Andrew Ablenas,
Project Manager

Reviewed by:

Justin Hart,
Manager of Major Projects

Samantha Maki,
Director of Engineering & Operations

ATTACHMENTS:

None.