

NO: R050

COUNCIL DATE: March 10, 2025

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 5, 2025**

FROM: **City Manager**

FILE: **1220-060-2024-004**

SUBJECT: **Contract Award for Project Management Support Services for Chuck Bailey Recreation Centre Renovation and Expansion)**

RECOMMENDATION

The City's Manager Office recommends that Council:

1. Approve the award of Standing Offer Agreement No. 1220-060-2024-004 (the "Contract") for project management support services for Chuck Bailey Recreation Centre Renovation and Expansion to CorePM Services Ltd. ("CorePM") in the amount of \$454,749.75 (including GST plus allowable disbursements);
2. Set the expenditure authorization limit for Contract No. 1220-060-2024-004 at \$530,000.00 (including contingency and GST); and
3. Authorize the Chief Capital Programs Officer, to execute Contract No. 1220-060-2024-004.

INTENT

The intent of this report is to obtain Council authorization to award the Contract for project management services relating to Chuck Bailey Recreation Centre Renovation and Expansion (the "Project").

BACKGROUND

The Project includes the addition of a second gymnasium, a fitness centre, learning kitchen, maker space, large and small multi-purpose spaces and childcare spaces. The Project also includes a new entry plaza, community garden space and a grand lawn to accommodate a range of social and learning activities.

The Project is currently in the procurement stage, and a contractor is scheduled to be selected in Q2 2025, with construction scheduled to commence in Q3 2025.

DISCUSSION

Scope of Work

The scope of work related to this contract includes providing comprehensive project management services for the Project.

Evaluation

The City issued a standing offer agreement request in May 2024 with intention to shortlist qualified project management services firms. Twenty submissions were received, out of which five project management firms were shortlisted.

On February 7, 2025, a request for applications was issued for the Project. This request for application was issued directly to the five shortlisted project management firms with a closing date on February 27, 2025. Four proposals were received from the following applicants:

1. CorePM Services Ltd. (“CorePM”);
2. MAKE Projects Ltd.;
3. Colliers Project Leaders; and
4. Turnbull Construction Project Managers Ltd.

The four proposals received were reviewed by City staff for accuracy, completeness, and comparable work experience, as well as the best value for the City.

Upon completion of the evaluation process, the evaluation team concluded that the proposal submitted by CorePM offers the best value to the City. It is therefore recommended that CorePM be awarded the Contract.

FUNDING

Funding for this Project is available within the approved Project budget, as included in the approved 2024 Five-Year (2024-2028) Financial Plan – Capital Program.

Rob Costanzo
City Manager

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