



SPECIAL REGULAR MEETING

For the **SPECIAL REGULAR MEETING** of Council to be held on December 12, 2022 at 3pm in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Recommendation:

THAT the Agenda for the Special Regular Council Meeting of December 12, 2022 be adopted as presented.

3. REPORTS

a) Report from the Chief Financial Officer Re: RCMP Construction Award

(attached)

Recommendation

THAT Council award the construction of the RCMP detachment to CT Northern Contractors Alliance Limited Partnership under the Master Services Agreement.

4. BYLAWS

a) City of Prince Rupert Zoning Amendment Bylaw No. 3511, 2022.

(attached)

Recommendation:

THAT Council give Fourth and Final reading to the Zoning Amendment Bylaw No. 3511, 2022.

5. ADJOURNMENT



REPORT TO COUNCIL

Regular Meeting of Council

DATE: December 12, 2022
TO: Robert Buchan, City Manager
FROM: Corinne Bomben, Chief Financial Officer

SUBJECT: RCMP CONSTRUCTION AWARD

RECOMMENDATION:

THAT Council award the construction of the RCMP detachment to CT Northern Contractors Alliance Limited Partnership under the Master Services Agreement.

REASON FOR REPORT:

It is staff's recommendation to utilize the master services agreement awarded in March 2022 for the construction of the RCMP detachment. Under the City's purchasing policy, any construction project contemplated under a master services agreement must be approved by Council.

BACKGROUND:

The City has been preparing to construct a new RCMP detachment in keeping with its obligation to provide adequate accommodation under the Municipal Police Unit Agreement April 1, 2012. Property was purchased on the corner of 3rd Avenue West and McBride St. for this purpose. The City has been working with the RCMP to develop an owners' statement of requirements (OSR) in conjunction with project manager Colliers Project Leaders and CT Northern Contractors Alliance Limited Partnership (CTNCA) to inform a progressive design build delivery model.

ANALYSIS:

Council assigned the design and pre-construction portion of the project to CTNCA under the master services agreement in April 2022. Since then, CTNCA has been working with a design team to develop a building that will meet the City's and the RCMP's requirements. Also inclusive in this process was the development of an estimate that was validated through an independent cost consultant contract awarded by the City.

The progressive design build delivery model is a new construction model that is growing in popularity as both owners and design-builders seek to limit project risk. The model sees projects split into two phases. In the first phase owners engage a design-builder to work with the owner to establish the OSR, develop a design that meets the requirements, and establish pricing. The second phase sees owners engaging with a design builder for final design and construction services under a Design-Build Stipulated Price Contract. This stipulated price gives both the owners and the construction team comfort as to the price with all the project known information in advance.

Under the progressive design build model, the City can choose to proceed with the second phase if the project is within budget. Under the City's master services agreement, the City can award the project to CTNCA given an RFP was conducted to establish price certainty for works conducted over the course of the agreement.

COST:

The target price (or stipulated price) to construct the RCMP detachment is \$20 Million. The building is proposed to be 24,585sq ft and achieve a Step Code rating that could translate into a Provincial Grant. The price includes a secure compound, staff parking, and landscaping.

The overall project cost is projected as follows:

Description	Amount
Design	2,000,000
Consultants & Project Management	720,000
Utilities/Furniture & Fixtures	1,295,000
RCMP Oversight	125,000
Construction	20,000,000
Contingency	1,960,000
Total	\$26,100,000

The project meets the budget passed by Council in the 2022 Five Year Financial Plan. Funding for the above project includes a loan of \$25 Million which was authorized by Council in June 2022 and the use of reserves for the balance of \$1.1 Million.

CONCLUSION:

The progressive design build model has enabled the team to design the detachment in accordance with the requirements and the prospective contractor to ascertain construction estimates with increased surety. The cost consultants have verified the price of the components necessary to build this new municipal building. Staff are recommending the award of the construction phase to CTNCA to lock in the stipulated price that both the design team and the contractor will work to deliver on.

Report Prepared By:

Report Reviewed By:

Corinne Bomben,
Chief Financial Officer

Robert Buchan,
City Manager

CITY OF PRINCE RUPERT

ZONING BYLAW AMENDMENT BYLAW NO. 3511, 2022

A BYLAW TO AMEND THE CITY OF PRINCE RUPERT ZONING BYLAW
NO. 3462, 2021

The Council of the City of Prince Rupert in an open meeting assembled, enacts as follows:

That the City of Prince Rupert Zoning Bylaw No. 3462, 2021 be amended as follows:

1. Amend "Schedule B" Zoning Map by rezoning lots legally described as LOT 44 BLOCK 16 SECTION 1 & LOT A DL 251 RANGE 5 COAST DISTRICT PLAN 923 & PLAN 11953 are rezoned from C5: Marine Commercial to P1: Public Facilities as indicated in Schedule A of this bylaw.
2. This Bylaw may be cited as "City of Prince Rupert Zoning Amendment Bylaw No. 3511, 2022".

Read a First time this 5th day of December, 2022.

Read a Second time this 5th day of December, 2022.

Public Hearing this 5th day of December, 2022. WAIVED BY COUNCIL RESOLUTION

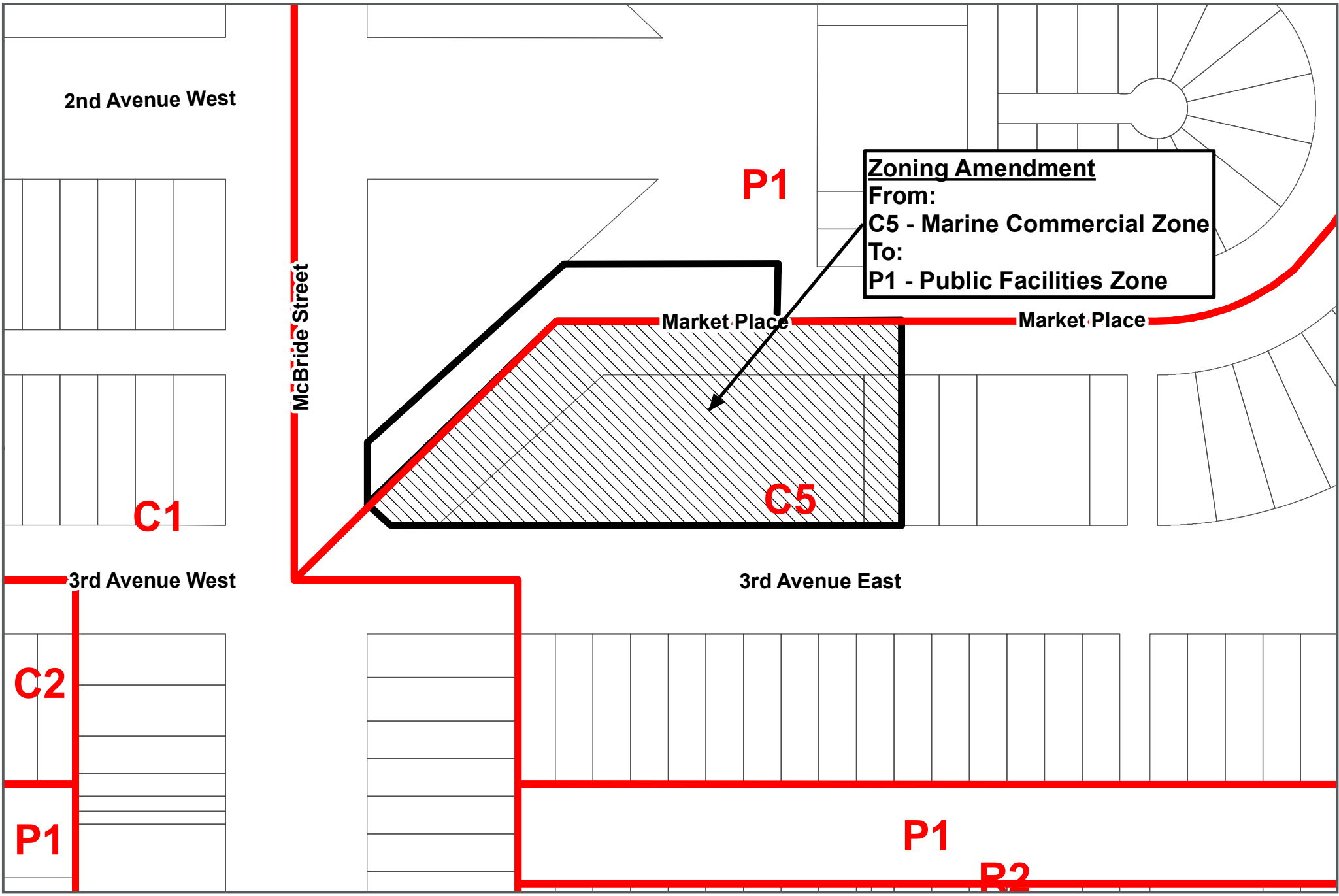
Read a Third time this 5th day of December, 2022.

Final Consideration and Adopted this ____ day of _____, 20__.

Approved under the Transportation Act
this 8th day of Dec 2022
Tiena Hales
Ministry of Transportation & Infrastructure

MAYOR

CORPORATE ADMINISTRATOR



Zoning Amendment
 From:
 C5 - Marine Commercial Zone
 To:
 P1 - Public Facilities Zone

Project #: ZBLA-22-03
 Author: RB
 Checked: -
 Status: FINAL
 Revision: B
 Date: 2022 / 8 / 26
 Scale: 1:1,000

Coordinate System:
 NAD 1983 UTM Zone 9N
 Data Sources:
 Integrated Cadastral Information Society (ICIS)
 City of Prince Rupert
 2021 Orthophoto

**LOT 44 BLOCK 16 SECTION 1 & LOT A DL 251
 RANGE 5 COAST DISTRICT PLAN 923 & PLAN 11953
 Schedule A - Zoning Amendment
 Amendment Bylaw No. 3503, 2022**

