

# STAFF REPORT TO COUNCIL

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DATE: February 15, 2022

TO: MAYOR AND COUNCIL

NAME AND TITLE: Blake McIntosh, Director Civic Operations

SUBJECT: Park Washroom Refurbishment: Carrie Jane Gray Washroom Upgrade

ATTACHMENT(S): None

#### RECOMMENDATION(S):

That Council APPROVES a budget amendment in 2022 to Project #1385 - Park Washroom Refurbishment to allow a total cost of \$760,000 that includes the addition of \$260,000, funded \$135,000 from the Community Works Fund and \$125,000 from the General Infrastructure Reinvestment Fund.

#### PURPOSE:

This report is to provide Council with information on the next Park Washroom Refurbishment project which is the Carrie Jane Gray (CJG) Washroom Upgrade and to request the addition of \$260,000 in funding through a budget amendment.

#### STRATEGIC PRIORITIES:

The Carrie Jane Gray Park Washroom Upgrade supports City Administration's 2022 Work Plan Priorities for the 2022 BC Summer Games and Council's focus areas for building stronger neighborhoods, increasing civic pride, strengthening intergovernmental relations, and strengthening and diversifying our economy.

#### BACKGROUND:

In 2021, Council approved the Park Washroom Refurbishment project, which included the upgrade of the Carrie Jane Gray Washroom. This project replaces the existing washroom facility that is at the end of its life and supports the 2022 BC Summer Games that will be hosted in Prince George.

#### STATUS UPDATE:

The City obtained qualified consulting services to develop an engineered design for construction. The Construction of the Carrie Jane Gray Park washroom went out for tender in June of 2021. The City received one tender which was over our estimated project budget. Due to the turbulence in the construction market at that time it is plausible that construction companies were too busy to bid on the project. With labour and shipping concerns at that time, the bid may have been high. It was decided to

re-tender the project at the beginning of 2022 just before construction season hoping to attract more competition and better pricing.

The project was re-tendered, closing in January 2022, again resulting in only one bidder, with the construction costs double that of the budgeted amount.

In accordance with the Council Organizational Capital Project Management (OCPM) Policy, all capital projects that the City is responsible for in full or in part through external partnerships will follow the Organizational Capital Project Management (OCPM) framework. Following the approval of the capital budget the capital project goes through the request for proposal process. If preliminary cost estimates need to be adjusted after that process, the project will be brought back to Council for final budget approval.

#### FINANCIAL CONSIDERATIONS:

The Carrie Jane Park Gray Washroom Upgrade budget of \$500,000 is funded through "Community Works Fund". Additional funding in the amount of \$260,000 is required to complete the project and would require a budget amendment for a total project budget of \$760,000.

<b>Original Council Approved Budget:</b>	\$500,000
<b>Budget:</b>	
Construction Costs	\$597,000
Site related costs	\$46,000
Consulting & Design	\$60,000
Contingency	\$57,000
Total revised budget	\$760,000
<b>Total Additional Budget Required</b>	<b>\$260,000</b>

#### SUMMARY AND CONCLUSION:

Council approved a budget of \$500,000 to upgrade the Carrie Jane Gray Park Washroom. This budget was short in that the construction market costs have escalated significantly and availability of contractors have declined since the original budget was estimated in 2018. City Administration is requesting an additional \$260,000 to complete this project.

#### RESPECTFULLY SUBMITTED:

Blake McIntosh, Director, Civic Operations

PREPARED BY: Chris Bjorn, Supervisor, Project Delivery

#### APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/02/28