

Tuesday, October 6, 2020
Town of Creston Council Chambers & Via Webex
4:00 – 4:54 pm Meeting Notes

In-Person Attendees:

Councillor Jim Elford, Town of Creston
Councillor Arnold DeBoon, Town of Creston
Rita Scott
Glenn Guthrie

Town of Creston Staff:

Mike Moore, CAO
Ross Beddoes, Director of Community Services
Jared Riel, Fire Chief (Webex)
Marsha Neufeld, Executive Assistant

Consultants (via Webex):

Kim Johnston, Johnston Davidson Architecture
John Bothelo, Johnston Davidson Architecture
John Paone, Alfred Horie Construction

Media (via Webex):

Jensen Shields, JuiceFM
Aaron Hemens, Creston Valley Advance

Call to Order

E. Polsom called the meeting to order at 4:00 p.m.

Minutes

Moved by B. McFarlane, seconded by W. Marshall
THAT the Minutes of the Fire Hall Technical Building Advisory Committee held March 3, 2020 be adopted.

MOTION CARRIED

Project Update

- On August 18, 2020 Council cancelled the tender for the Creston Emergency Services Building project and formally rejected the two bids that were received as both submitted bid price amounts greatly exceeded the funding available for the project. E. Polsom reiterated that the commitment made to the community by the Technical Building Advisory Committee (TBAC) and the former Community Fire Hall

Advisory Select Committee (ASC) that the facility will be appropriate for the community and meet the operational and fiscal needs of the community, is unchanged.

- K. Johnston gave an overview of what the project team has been working on since the tender process was cancelled including an evaluation of site development and overall building spaces. In-depth analysis to ensure that the building is as simple and functional to meet the needs of the community into the long run, including an evaluation of each project element to identify if there were areas that were subject to scope creep, etc.

Review Updated Floor Plans

- K. Johnston reviewed all room spaces from the drawings that went out to tender and discussed options for optimizing spaces while maintaining functionality of the facility to reduce overall scope and within budget. This also includes review of all mechanical and electrical systems to reduce or eliminate items such as remote maintenance of systems, while maintaining focus on energy efficiency.
- K. Johnston reviewed space program chart with the Committee, showing the changes to the space program from March 2017, pre-tender July 2020, post tender August 2020 and after space review October 2020. Overall site plan was also reviewed with an eye to reducing costs of items such as landscaping, mechanical, electrical and civil works.
- J. Paone from AHC discussed the value engineering process that was undertaken to analyze potential factors of why tender prices received were significantly above budget. COVID-19 was cited as a major factor in cost increases by trades (lack of availability due to lack of workload capacity). Bidding was found to be limited, and costs added to compensate for higher material costs due to COVID-19 and lack of availability. For example, the price of lumber has gone up 80-100% since the beginning of 2020.

Project Next Steps

- K. Johnston advised that a list is being compiled, reviewing each aspect of the project in detail and cost associated with each. The list will be presented to the Town to review in terms of options and feasibility. Once direction is received, changes will be implemented into the drawings with the intention of getting the package ready to go back out for tender. Discussion to take place on the type of tender, different procurement systems such as construction management. Tendering period to be discussed, options to increase visibility of project and ensure the timing is such that allows the most market exposure to sub-trades and general contractors.
- J. Paone cautioned against proceeding too quickly with re-tendering process (I.E. month of December is traditionally not a good time due to holidays, etc.) and suggested waiting until January 2021. Current building design is wood-framed and the cost of lumber should also be taken into consideration.

- J. Paone suggested increasing visibility of the project where possible such as utilizing platforms such as Bid Central and Construct Connect.

Questions from TBAC to Consultants

- J. Elford asked a question regarding using a bid depository for the tender process. K. Johnston advised that they are investigating the pros and cons of various electronic means for receiving bids including a bid depository system.

Questions From The Gallery

- J. Shields asked J. Paone if in his experience, hiring a construction manager to get local trades on board was in the past a more expensive option and if in his opinion, it would be a less expensive option today.
- J. Paone advised that in his opinion, construction management would be a more cost effective option as it shows complete transparency in that construction management fees are known and any trades that the construction manager gets bids on is presented to the client for review. The construction manager contacts the trades directly and ensures that bids received are complete which can lead to better pricing.

Next Meeting

- To be established at the call of the Chair, once Council has determined the next steps for this project.

Adjourn

The meeting adjourned at 4:54 p.m.