

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract: Request for Proposal PL23-1: Data Re-Cabling & Server Room Relocation Project at Operations Centre

MEETING DATE: May 2, 2023
FILE NO: 01-0640-30
MEETING: CoW

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the City of Maple Ridge's Operations Centre data re-cabling and server room construction contract to IDR Commercial Construction Management in the amount of \$1,086,516.68 excluding taxes.

The scope of work for this contract includes the supply and installation of new network and communications cabling throughout the facility including removal of all redundant cabling, the installation of new cable trays, patch panels, data/voice outlets, and the creation of a climate-controlled server room. As part of the server room renovation work, the room and roof will be structurally reinforced, as well as the installation of new electrical cabling, circuit breakers, transformer and electrical panel, and a new rooftop HVAC unit and ducting.

A Request for Proposal for the re-cabling and server room was issued and two proposals were received before closing; IDR Commercial Construction Management had the highest scoring proposal. The construction market has escalated considerably since the project budget was established in the summer of 2021 and while the construction pricing is within the range anticipated by the City's electrical engineering consultant, DMD & Associates Ltd., the total project costs exceed the allocated project budget. The Capital Works Reserve has the capacity available to accommodate the additional \$317,516.68 required to award the contract, along with a contingency.

RECOMMENDATION:

That

- 1) Contract PL23-1: Data Re-Cabling & Server Room Relocation Project at the City of Maple Ridge's Operations Centre be awarded to IDR Commercial Construction Management in the amount of \$1,086,516.68 excluding taxes;
- 2) a contract contingency of \$145,000.00 be approved to address variations in the building condition;
- 3) the project budget be increased by \$317,516.68, funded through the Capital Works Reserve, and be included in the next Financial Plan Bylaw amendment; and,
- 4) the Corporate Officer be authorized to execute the contract.

DISCUSSION:

DISCUSSION:

a) Background Context:

The existing communications cabling infrastructure at the City of Maple Ridge's Operations Centre has reached the end of its useful life and requires replacement in order to mitigate and resolve network failures, connectivity, and safety issues at this critical site. The existing Supervisory Control and Data Acquisition system (SCADA) servers that allow staff to monitor real-time data and control equipment, and associated communications equipment have outgrown their current locations and require consolidation into a larger server room with adequate space and appropriate climate control.

An internal project team comprised of staff from Facilities, Operations (Electro-Mechanical), and Information Technology were engaged through the project design and development to ensure the design supports both current and future needs of the City. DMD & Associates Ltd. were retained for the design drawings, specifications, and technical expertise.

Request for Proposal PL23-1 Data Re-Cabling & Server Room Relocation Project was posted on BC Bid and two bids were received before closing, as noted in the following table:

Bidder	Bid Price (plus applicable taxes)
Paladin Technologies Inc.	\$379,748.02
IDR Commercial Construction Management	\$1,086,516.68

The lowest priced proposal submitted by Paladin Technologies was incomplete and non-compliant. IDR Commercial Construction Management was the highest scoring proposal, evaluated according to the stated criteria for experience and qualifications, methodology, and price. Staff is satisfied that IDR Commercial Construction Management and their team of subcontractors have the required experience and qualifications to complete the work successfully.

b) Desired Outcome:

The desired outcome is to replace a cable plant that has reached end of life and causes significant issues for staff working at this facility. The Operation Centre's network speed, resiliency, and consistency as well as the SCADA system's availability will be improved and a larger, climate-controlled server room to house critical SCADA and communications infrastructure will be provided.

c) Strategic Alignment:

This project supports Council's Strategic Priorities as follows:

- 1) Liveable Community – develop infrastructure that positions the City to provide accessible and sustainable services while accommodating growth; and
- 2) Governance and Corporate Excellence – deliver an exceptional customer experience across city services.

d) Citizen/Customer Implications:

System outages and cutovers required for this project will be carefully scheduled to minimize disruptions to staff and services at the Operation Centre. Once complete, staff will experience fewer outages and connectivity issues.

e) Business Plan/Financial Implications:

This project is funded through both Capital and Lifecycle budgets. The Capital Works project funding, in the amount of \$580,000, is targeted to renovate space for a server room and cabling enhancements, and the Lifecycle budget, of \$334,000, for the data re-cabling work is included within the adopted 2022 Financial Plan.

Project Construction Costs:	\$1,086,516.68
Contract contingency	<u>\$ 145,000.00</u>
Total Projected Cost	\$1,231,516.68

Project Funding Sources:	
Capital Works Program (2022)	\$580,000.00
Lifecycle Program (2022)	<u>\$334,000.00</u>
Total Funding Sources:	\$914,000.00


The Capital Works Reserve has the capacity available to accommodate the additional \$317,516.68 required to award the contract along with a contingency.


Given the age of the facility, it is anticipated that construction activities may expose issues that have not been identified or anticipated, resulting in increased costs to the project. Accordingly, a contingency of \$145,000 is recommended to address unforeseen circumstances, which will only be used if required.

CONCLUSION:

The City of Maple Ridge's Operations Centre communication and SCADA equipment requires a larger and environmentally controlled space and the existing data and communications cabling needs replacement. This project is critical to ensuring the City's Operations Centre can continue to provide essential services to the community. Bundling this work will minimize the impacts to staff, while realizing cost savings and efficiencies.



Prepared by: **Stephanie Howe**
Facilities Project Coordinator


Reviewed by: **Michael Millward, PE**
Facilities Operations Manager


Reviewed by: **Walter Oleschak, PMP**
Director of Engineering Operations


Reviewed by: **Karen Stewart**
Chief Information Officer


Reviewed by: **Valoree Richmond, MBCSLA**
Director of Parks & Facilities


Reviewed by: **Trevor Thompson, CPA, CGA**
Director of Finance


Approved by: **Stephane Labonne**
GM of Parks, Recreation & Culture


Concurrence: **Scott Hartman**
Chief Administrative Officer