

Alberta Courts Centre and some lessons learned

PAUL HALPERN
CORRESPONDENT

HALIFAX
Although the \$300 million Calgary Courts Centre project is still nine months from completion, a panel of principal actors from the Government of Alberta (GoA) and the GCK design/build consortium have already shared some valuable lessons at the Canadian Design-Build Institute annual conference in Halifax.

The project RFP, described by Kent Phillips of Infrastructure Alberta as "five volumes and a foot thick," included outcomes for development, operation, building performance, design, and GoA's evaluation criteria. Members of the three com-

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**Fabrizio Carinelli
Project Manager**

peting design/build consortia had to be fully acquainted with the RFP to compete. In Dalgliesh's words, "The RFP was the Bible."

As detailed as it was, Phillips says, the RFP did not cover everything. He sug-

gests balancing performance requirements for areas where innovation is sought and prescriptive specifications for the end user's firm requirements.

Long-duration projects should include a cash allowance to cover "latest technology" requirements that may develop in ways that can't be anticipated, as well as a fast-track arbitration and negotiation process to identify areas of non-compliance with the RFP.

Fabrizio Carinelli, project manager, CANA Construction Ltd., says, "Courthouses are very complex buildings, maybe even more so than hospitals." To provide their design, guaranteed maximum price (GMP), and schedule in just six to eight

weeks, GCK's design team included "signature" courtroom architects Carlos Ott and Spillis Candella, as well as key sub-trades under an exclusivity agreement.

"At the end of the day," Carinelli says, "these are the guys who have to build it. Everyone was on the team from Day One."

The integrated design team allowed GCK to consider and select options quickly. As an aggressive but realistic project schedule developed, a "gigantic spreadsheet" linked cash-flow reporting to sub-trade prices and the schedule, updating cash flow instantly as the schedule changed.

Dalgliesh describes the judiciary as "a very tough, very picky client." Keeping

that client behind a post-RFP glass wall involved a strict single point of contact between GoA and the GCK team during design, freeing them to concentrate on responding to the RFP.

During design review, realistic physical mockups of the centre's 13 courtrooms types allowed judges to quickly review and comment on the courtroom layout. Bill Chomik, Principal, Kasian Architecture, says using mockups instead of paper documents expedited design tremendously.

Additionally, completing a GMP project in a context of escalating prices and labour shortages sometimes means making compromises. Dalgliesh says that "We've learned to be flexible and

work with that, but getting that across to the client has been a challenge."

Design/build's faster project delivery helped drive end-user decision making.

"A traditional design/bid/build process would have gone on much longer. There's no incentive in the traditional approach for this client group to make decisions, Dalgliesh says. "Facts on the ground" of workers in place and a building going up provided that incentive.

The final verdict will come next summer when provincial and Queen's Bench judges move into their new two-towered home with its glass elevators and bridges, central atrium, and clear human circulation system. They'll probably like it.

Bradford
west
Gwillimbury

The Corporation of the Town of Bradford West Gwillimbury

**REQUEST FOR TENDER FOR
BOND HEAD
EXPANDED ASPHALT ROAD RECONDITIONING
TENDER #: PW-06-06**

Tender document can be picked up from The Town of Bradford West Gwillimbury, Engineering Office, 31 Barrie Street, Bradford, Ontario, L3Z 2A9.

Bids consisting of the unbound copy of the Bid Form sealed in the envelope provided, will be received at The Town of Bradford West Gwillimbury, Engineering Office, 31 Barrie Street, Bradford, Ontario, L3Z 2A9

Until 11:00:00 AM., Thursday October 12, 2006

**The work included in this Contract is located south of
7th Line in the Town of Bradford West Gwillimbury
within the hamlet of Bond Head, west of Hwy 27.**

The proposed work shall include the pulverizing of approximately 1.2 Km of existing roads, supply and placement of RAP in the designated areas, reshaping of materials into an Expanded Asphalt treatment and placement of Hot Mix asphalt on certain roads.

All inquiries concerning this bid, including specifications, process and results are to be directed through:

Mr. Paul Feehely **Mr. Joe Coleman**
Superintendent of Public Works *Engineering Technician*
Operation Centre *Public Works*
(905) 778-2055 **(905) 778-2055**
pfeehely@townofbwg.com **jcoleman@townofbwg.com**

**Inquiries must not be directed to any other
Town employees.**

Certified Cheque or Bid Bond made payable to "The Town of Bradford West Gwillimbury" Not less than the amount stipulated in the Tender Bid Security must accompany each tender.

The Bidder acknowledges that the Owner shall have the right to reject any, or all, Bids for any reason, or to accept any Bid, which the Owner in its sole unfettered discretion deems most advantageous to itself. The lowest, or any, Bid shall not necessarily be accepted. All Awards are subject to the approval of Committee, Council (if applicable) and the availability of funds budgeted.

Tender

Tender #	Description	Closing Date
T-06-37	Supply and Delivery of Four Wheel Drive Articulating Loaders	October 17, 2006 1:00 p.m.

This Tender is being issued by The Regional Municipality of York for the provision of four (4) four wheel drive articulated loaders, one (1) four wheel drive articulated loader waste handler package, and optional attachment(s), all with full manufacturer's warranties.

A non-refundable fee of fifty dollars (\$50.00), including G.S.T., is required for each of these documents. All Company information (name, address, phone and fax) **must** be provided upon purchase/pick-up of this document.

No Bid Deposit is required for this tender.

Bid documents may be obtained from the Supplies and Services Branch, 1st floor, at the address noted below on or after 10:00 a.m., October 3, 2006.

All Queries regarding this tender shall be directed to Allan Jenkins, C.P.P., Purchasing Analyst, Supplies and Services Tel: (905) 830-4444 ext. 1670, Email: allan.jenkins@york.ca.

Lowest or any tender or any part of any tender not necessarily accepted. The Region reserves the right to award to other than the lowest bidder.

This advertisement and additional information specific to this contract is available by accessing the Bid Navigator web-site at www.bidnavigator.com. Subscribers to this service can download a non-reproducible copy of this bid. Please note that the bid package and submission envelope must be ordered by phone or be picked up from the Finance/Supplies and Services Branch of the Regional Municipality of York prior to submission. Submissions of documents obtained from the Bid Navigator web-site will not be considered as "ORIGINAL" documents and will not be considered in the Region's bid process.

Tenders will be opened publicly immediately following the Tender closing, Tuesday, October 17, 2006, in Committee Room 'A', located on the main floor, next to the Council Chambers.

York Region
Here to
Serve You.

Clerk of the Regional Municipality of York
Information Kiosk, 1st Floor, York Administrative Centre
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1 BILL FISCH, Regional Chair

Tender

Tender #	Description	Closing Date
06-100	ROAD IMPROVEMENTS – Ninth Line (Y.R. 69) from Rose Way to Bur Oak Avenue in the Town of Markham.	Tuesday October 24, 2006 1:00 p.m.

Major Items (approximate quantities): Earth Excavation - 68,500 cu.m, Hot-Mix HL-1 - 5,900 T, Hot-Mix HDDB - 16,600 T, Granular "A" (Roadway) - 7,300 cu.m, Granular "B" - 26,900 cu.m, Concrete Curb & Gutter - 4,900 m, Storm Sewer - 2,900 m, Concrete Sidewalk - 5,300 sq.m, Asphalt Removal - 29,700 sq.m, Topsoil - 3,000 cu.m, Sodding - 30,000 sq.m, Miscellaneous Watermain, Traffic Control Signals, Illumination & Pavement Marking.

A non-refundable fee of one hundred and fifty dollars (\$150.00), including G.S.T., is required for each of these documents. All Company information (name, address, phone and fax) **must** be provided upon purchase/pick-up of this document.

A bid deposit in the form of a certified cheque for \$250,000.00 is required for this tender. In lieu of a certified cheque, bidders may submit a Bid Bond or a Letter of Credit in the approved forms within the bid document as Schedule "E" and "F" respectively to the Bid Form. Agreement to Bond with a guarantee or surety company authorized to do business in Ontario must accompany each Tender.

Bid documents may be obtained from the Supplies and Services Branch, 1st floor, at the address noted below on or after 11:00 a.m. on Tuesday, October 03, 2006. All Queries regarding this tender shall be directed to Mike Gerrior C.P.P., C.I.M., C.P.M., Purchasing Analyst, Supplies and Services Tel: (905) 830-4444 ext. 1654, Email: mike.gerrior@york.ca

Lowest or any tender or any part of any tender not necessarily accepted. The Region reserves the right to award to other than the lowest bidder. This advertisement and additional information on this contract is available by accessing the ETN web-site at www.bidnavigator.com

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SEALED BIDS, clearly marked as to contents for the tenders listed above will be received by the Regional Clerk at the address below.

Tender will be opened publicly at 1:00 p.m., Tuesday, October 24, 2006 in Committee Room "A", located on the main floor, next to the Council Chamber.

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Clerk of the Regional Municipality of York
Information Kiosk, 1st Floor, York Administrative Centre
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1 BILL FISCH, Regional Chair

VISIT OUR WEBSITE!
www.dcnonline.com
DAILY COMMERCIAL NEWS
AND CONSTRUCTION RECORD

Get on the Bidders' Register

Make sure you get on the Bidders' List.
Remember it takes 2-3 days to get your name published.
Call (905) 752-5540 for details.