



**News Release**

March 20, 2018

## **Council Awards Tenant Improvement Contract for New Community Learning Centre Building in Ponoka**

*(March 20, 2018 – Ponoka, Alberta)* – The new Ponoka Community Learning Centre is another step closer to completion following a decision by Ponoka Town Council at its regular meeting last week to award the contract for Tenant Improvements (TIs) for the new building to Blackfalds-based Eagle Builders.

As is standard with commercial leases, the lease agreement signed by the Town for up to 28,000 square feet of lease space in the new building requires the Town to complete TIs to the building for the space it will be leasing. The Town's lease space will house new Administrative offices and Council Chambers on the upper two floors, as well as a new, expanded Ponoka Jubilee Library on the main floor, which will occupy a shared, and seamlessly integrated space with a new learning centre that Campus Alberta Central (CAC) plans to establish. The learning centre would offer access to new post-secondary education programs and courses in Ponoka.

### **Public Bidding Process**

A public bidding process held in January 2018 resulted in six companies submitting bids for the TI contract, four of which were deemed compliant with the bid requirement process. All bids were carefully evaluated. The compliant bids ranged from \$1,505,300 to \$1,845,000. The successful bid selected by Council was Eagle Builders at \$1,720,490

Eagle specializes in the construction of pre-cast concrete buildings and is the main contractor responsible for construction of the Community Learning Centre building. "The fact that Eagle specializes in pre-cast concrete buildings gives Council greater confidence in the company's ability and understanding of how to best incorporate Tenant Improvements in a pre-cast concrete building with minimal issues or unexpected contingency costs," says Mayor Rick Bonnett.

With Eagle responsible for construction of the base building and Tenant Improvements, the same sub-contractors that install the mechanical and electrical systems in the base building will be completing the Tenant Improvements, providing continuity in workmanship and added accountability for the performance of these systems.

### **Functional Floor Plan**

The Tenant Improvements to the Town's lease space in the new Community Learning Centre building are based a functional floor plan and office sizing to initially accommodate about 23 Town



Administrative staff on the second floor of the building with space for up to 35, including a number of shared offices. The current Town administrative lease space is expected to meet the community's needs as Ponoka grows, up to a population of 12,000 to 15,000.

A total of \$2,165,000 is being budgeted for completion of the Town's lease space in the Community Learning Centre building. This budgeted amount includes expenses that are not part of the TI contract.

### **New Building Expected to be Completed this Fall**

The Community Learning Centre building is expected to be completed and ready by this fall for Town Administration, Council, the Ponoka Jubilee Library and the Campus Alberta Central learning centre to move in. The three-storey building is being built by a developer, Landrex Inc., on the old hospital site at the north end of 50 Street in Ponoka.

For more details about the Community Learning Centre Project, visit the Town of Ponoka website at [www.ponoka.ca](http://www.ponoka.ca) and click on 'FAQS about the Community Learning Centre Project'. For more information about Campus Alberta Central, go to [www.campusalbertacentral.com](http://www.campusalbertacentral.com)

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