

NO: R125

COUNCIL DATE: July 24, 2023

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 20, 2023**

FROM: **General Manager, Planning & Development** FILE: **0710-60**  
(Strawberry Hill Hall)

SUBJECT: **Award of Contract No. 1220-020-2023-002**  
**Construction of the Strawberry Hill Community Hall**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Award Contract No. 1220-020-2023-002 to Jacob Bros Construction Inc. for \$2,525,775.00, including applicable taxes;
2. Set the expenditure authorization limit for Contract No. 1220-020-2023-002 to \$2,841,877.50, including applicable taxes and contingency; and
3. Authorize the General Manager, Planning & Development to execute Contract No. 1220-020-2023-002.

## INTENT

The intent of this report is to obtain Council approval to award a contract related to the construction of the Strawberry Hill Community Hall building, including parking and landscapes (“the Project”), to Jacob Bros Construction Inc.

## DISCUSSION

### Scope of Work

The work consists of the following:

- Construction of the new wood frame building, utilizing existing concrete foundations as detailed in the Contract Documents.
- Construction of all decks, stairs, ramps, and canopies shown on drawings, including railings, surfacing materials, connections to building, and foundation supports.
- Fit out and finishing of all interior spaces of the new facility, as indicated on the drawings.
- Provision and installation of all exterior doors and glazing as scheduled.
- Provision and installation of all exterior finishes and fixtures (light fixtures, louvers, vents, rainwater leaders, etc.), as indicated on plans and elevations.
- Fabrication, installation, and coordination of steel mesh enclosure for condensing unit, as well as concrete housekeeping pad.

- Construction of wooden waste enclosure shed in parking lot, including all exterior finishes, foundations, and fixtures (gutter system, light fixtures, etc.).
- All pathways, bollards, site furniture, light fixtures, enclosures, and services within the site property line.
- New parking lot, including surfacing, curbs, painted stall lines, and wheel stops.
- Landscapes, hardscapes (subbase, exterior paving, concrete, and pavers), and softscapes, and related site improvements.
- All commissioning, start-up, and training for the new facility.

### Invitation to Tender Results

On May 18, 2023, an Invitation to Tender (“ITT”) No. 1220-020-2023-002 was issued for the Project. The ITT was advertised on the City website, and posted on the BC Bid Website, with a closing date of July 6, 2023. Six submissions were received, as below.

Contractor	Tendered Amount with GST (w/o optional prices)	Tendered Amount with GST and optional prices incl.
1. Jacob Bros Construction Inc.	\$2,506,350.00	\$ 2,525,775.00
2. Holaco Construction (1997) Ltd.	\$2,653,365.75	No Change
3. Novacom Building Partners	\$2,816,646.54	\$2,800,119.54
4. RJS Construction Ltd.	\$2,904,709.82	No Change
5. Gibraltar Holdings Ltd.	\$3,052,793.80	\$3,116,817.55
6. Method Innovation Partners Inc.	\$3,268,377.00	\$3,333,109.50

The pre-tender estimate was \$2,800,000.00 including GST.

### Optional Prices

The City requested optional prices and received different responses from each tenderer.

### Evaluation

The submissions were reviewed for accuracy and completeness. No errors were found. Jacob Bros Construction Inc. has provided the lowest quotation price and represents the best value to the City. They have no outstanding legal claims against the City. It is recommended that Jacob Bros Construction Inc. be awarded Contract No. 1220-020-2023-002.

### FUNDING

Funding for this contract is available in the approved 2023 Capital Budget.

*Original signed by*  
Don Luymes  
General Manager, Planning & Development