

NO: R127

COUNCIL DATE: July 24, 2023

REGULAR COUNCIL

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

FROM: **General Manager, Planning & Development** FILE: **0800-2022**
Director, Strategic Initiatives & Corporate Reporting **(Cloverdale Sport & Ice Complex)**

SUBJECT: **Award of Contract No. 1220-030-2021-046**
Cloverdale Sport & Ice Complex: Envelope and Interior Finishes

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Award Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP in the amount of \$14,469,905.49 (including GST) for the envelope and interior finishes related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 for the envelope and interior finishes at \$15,915,000.00 (including GST and contingency); and
3. Authorize the General Manager, Planning & Development to execute Contract No. 1220-030-2021-046.

INTENT

The intent of this report is to seek Council approval to award a Contract for the envelope and interior finishes for the Cloverdale Sport & Ice Complex development project (the “Project”).

BACKGROUND

To date, Council has awarded four contracts to Graham Construction and Engineering LP (“Graham”) in the amount of \$42,524,430.89 (including GST) for the construction of early works; the pre-engineered metal building structure; the supply and installation of piles foundation, civil, formwork, reinforcement steel, and concrete supply; and the electrical, mechanical, ice plant refrigeration, and elevator.

DISCUSSION

Graham’s performance on the work awarded to date has been satisfactory, and it is now recommended that the Contract with Graham be extended to include envelope and interior finishes for the Project.

Tender and Quotation Process

Phased pre-qualification processes were issued by Graham to prequalify trade contractors for the Project's main works. The work of each trade is being tendered separately with the intention of selecting the lowest quote for each element of the work and combining them under one general contract that would then be assigned to Graham as the general contractor for construction of the Project.

A list of the trade contractors who submitted a quotation for the subject works of the Project is attached as Appendix "I", along with the respective price that they submitted. In each case, the bidder providing the lowest quotation that fully meets the specifications of the related work is being awarded that element of work. The contract amount of \$14,469,905.49 (including GST) is recommended to be awarded to Graham.

Project Schedule

Construction of the Project commenced in August 2022. Following the work of this Contract, staff are working with Graham to obtain quotations for the remaining works.

The first two ice sheets are expected to be ready for use in September 2024. Staff and Graham are working together to mitigate risks of schedule slippage due supply chain challenges and the unpredictable market challenges.

On June 5, 2023, as part of Corporate Report No. R092; 2023, Council approved the design and construction administration services for addition of a third ice sheet. Staff are working with the architect and consultants' team to develop the design of the third ice sheet, which is planned to be constructed in Fall/Winter 2025 and be completed in Summer 2027.

FUNDING

Funding for this Contract is available within the approved 2023 Five-Year (2023-2027) Financial Plan – Capital Program.

Original signed by
Don Luymes
General Manager, Planning & Development

Original signed by
Jeff Arason, P.Eng.
Director, Strategic Initiatives & Corporate Reporting

Appendix "I" Results of the Request for Quotations Process

APPENDIX "I"

**Cloverdale Sport & Ice Complex Project
Envelope & Interior Finishes
Results of the Request for Quotations Process
(Only the lowest three complete and compliant bids are listed)**

1. **Waterproofing/Damp proofing: (1 compliant bid received – prices exclude GST)**

Greer Contracting Ltd.	\$257,183.24*
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* Adjusted bid values to include missing scope.

2. **Washrooms/Partitions /Accessories: (2 compliant bids received – prices exclude GST)**

CP Distributors Ltd.	\$336,954.49*
AccessSMT Holdings Ltd.	\$356,537.56*

* Adjusted bid values to include missing scope.

3. **Ice Rink Slab: (2 compliant bids received – prices exclude GST)**

Gastaldo Ice Arena Inc.	\$1,016,226.24*
Bry Sand Ice Arena Ltd.	\$1,225,986.50*

* Adjusted bid values to include missing scope.

4. **Masonry: (4 compliant bids received – prices exclude GST)**

Sun Valley Masonry Inc.	\$1,769,059.30*
Limen Group Const. (2019) Ltd.	\$1,821,024.70*
HD Masonry	\$1,894,625.50*

* Adjusted bid values to include missing scope.

5. **Millwork: (2 compliant bids received – prices exclude GST)**

Woodrose Woodworking Inc.	\$760,463.65*
JVS Architectural Veneering & Millwork Inc.	\$774,242.35*

* Adjusted bid values to include missing scope.

6. **Glazing: (4 compliant bids received – prices exclude GST)**

Columbia Glazing Systems Inc.	\$2,632,514.86*
Discovery Glass Inc.	\$2,660,131.02*
Glastech Glazing Contractors Ltd.	\$3,022,174.48*

* Adjusted bid values to include missing scope.

7. **Roofing: (5 compliant bids received – prices exclude GST)**

Homan Roofing Ltd.	\$1,942,067.68*
Raven Roofing	\$2,154,435.31*
Flynn Canada Ltd.	\$2,228,336.38*

* Adjusted bid values to include missing scope.

8. Doors & Hardware: (3 compliant bids received – prices exclude GST)

CP Distributors Ltd.	\$448,677.99*
Allmar Inc.	\$450,859.23
AccessSMT Holdings Ltd.	\$600,317.62

* Adjusted bid values to include missing scope.

9. Overhead Door: (4 compliant bids received – prices exclude GST)

Creative Door Services Ltd.	\$118,469.20*
Door Systems Part of ASSA ABOLY	\$142,343.56*
Vancouver Entry Systems Ltd. o/a Overhead Door Co. of Vancouver	\$161,274.94*

* Adjusted bid values to include missing scope.

10. Drywall: (4 compliant bids received – prices exclude GST)

RWC Systems Inc.	\$2,173,405.47*
BC Drywall Installations Ltd.	\$2,267,547.00*
Drystar Wall & Ceiling Ltd.	\$2,776,574.38*

* Adjusted bid values to include missing scope.

11. Flooring & Tile: (4 compliant bids received – prices exclude GST)

Atmosphere Flooring Solutions	\$619,794.92*
Bridgewater Tile Ltd.	\$658,661.86*
Friesen Floors Ltd.	\$721,156.83*

* Adjusted bid values to include missing scope.

12. Paint & Wall Finishes: (4 compliant bids received – prices exclude GST)

M&L Painting Ltd.	\$335,931.70*
Decor8 Painting Ltd	\$354,948.61*
Combined Painting Ltd	\$364,871.58*

* Adjusted bid values to include missing scope.

13. Operable Wall: (3 compliant bids received – prices exclude GST)

AccessSMT Holdings Ltd.	\$44,617.82*
Inter-Co Division 10 Inc.	\$54,646.94*
CP Distributors Ltd.	\$63,361.76*

* Adjusted bid values to include missing scope.

14. Hockey Scoring System & Goal Lights: (1 compliant bid received – prices exclude GST)

Centaur Products Inc.	\$66,769.00*
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* Adjusted bid values to include missing scope.

15. **Dashboards, Resilient Flooring, Seating: (1 compliant bid received – prices exclude GST)**

Cascadia Sport Systems Inc.	\$851,832.20*
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* Adjusted bid values to include missing scope.

Sub-total (items 1 - 15 above)	\$13,373,967.76
General Conditions	\$105,980.34
Contract Management Fees	\$300,914.27
<u>Amount of current work (excluding GST)</u>	<u>\$13,780,862.37</u>
Amount of current contract work (including GST)	\$14,469,905.49
Amount of previously awarded work (including GST)	\$42,524,430.89
Total Contract Amount (including GST)	\$56,994,336.38