

NO: R043

COUNCIL DATE: March 11, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 6, 2024**

FROM: **General Manager, Planning & Development**

FILE: **0760-20  
(Cloverdale Sport &  
Ice Complex)**

SUBJECT: **Award of Contract No. 1220-030-2021-046  
Cloverdale Sport & Ice Complex: Retroplate Flooring, Landscaping,  
Roof Anchors, and Miscellaneous Steel**

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## 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 \$4,264,901.80 (including GST) for the construction of early works and pre-engineered metal building structure related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 at \$4,690,000.00 (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 retroplate flooring, landscaping, roof anchors, and miscellaneous steel for the Cloverdale Sport & Ice Complex development project (the "Project").

## BACKGROUND

To date, Council has awarded five contracts to Graham Construction and Engineering LP ("Graham") in the amount of \$56,739,547.00 (including GST) for the construction of early works, the pre-engineered metal building structure, and the supply and installation of foundation piles, civil, formwork, reinforcement steel, concrete supply, electrical, mechanical, ice plant refrigeration, elevator, building envelope, and interior finishes.

## DISCUSSION

Graham has been awarded main scopes of the Project and it is now recommended that the contract with Graham be extended to include the remaining works related to the Project which include retroplate flooring, landscaping, roof anchors, and miscellaneous steel.

### **Tender Process**

Phased pre-qualification processes were issued by Graham to pre-qualify trade contractors for the Project's main works. The work of each trade is being tendered separately with the intention of selecting the lowest compliant 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 \$4,264,901.80 (including GST) is recommended to be awarded to Graham.

### **Project Schedule**

Construction of the Project commenced in August 2022. Unfortunately, due to challenges with the installation of the foundation piles (which have since been resolved), completion of the first two sheets of ice has been delayed from Fall 2024 to early 2025. Since completion of the foundation piles in December 2023, construction progress has increased significantly, as illustrated in the recent aerial image provided as Appendix "II".

On June 5, 2023, as part of Corporate Report No. R092; 2023, Council approved the design and construction administration services for the 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

Appendix "I" Results of the Request for Quotations Process  
Appendix "II" Cloverdale Sport & Ice Complex – Aerial Image

**Cloverdale Sport & Ice Complex Project**  
**Retroplate Flooring, Landscaping, Roof Anchors, and Miscellaneous Steel**  
**Results of the Request for Quotations Process**  
**(Only the lowest three complete and compliant bids are listed)**

1. **Retroplate Flooring: (3 compliant bids received – prices exclude GST)**

|                                     |                     |
|-------------------------------------|---------------------|
| <b>Novus Polishing Systems</b>      | <b>\$51,836.50*</b> |
| Protective Surface Enterprises Ltd. | \$260,280.17*       |
| Concrete Reflections Inc.           | \$337,170.99*       |

\* Adjusted bid values to include missing scope.

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

|                                   |                        |
|-----------------------------------|------------------------|
| <b>Blue Pine Enterprises Ltd.</b> | <b>\$1,558,192.91*</b> |
| Total Ground Effects Ltd.         | \$1,820,245.45*        |
| Holand Landscapers Inc.           | \$2,105,455.62*        |

\* Adjusted bid values to include missing scope.

3. **Roof Anchors: (3 compliant bids received – prices exclude GST)**

|                              |                     |
|------------------------------|---------------------|
| <b>Pro-Bel Group Limited</b> | <b>\$13,505.70*</b> |
| Ferro Building Systems Ltd.  | \$18,710.00*        |
| Suspended Stages Inc.        | \$22,300.00*        |

\* Adjusted bid values to include missing scope.

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

|                              |                        |
|------------------------------|------------------------|
| <b>West Coast Steel Ltd.</b> | <b>\$1,273,073.28*</b> |
| Clearbrook Iron Works        | \$1,306,837.43*        |
| Sideros Ironworks Ltd.       | \$1,404,452.73*        |

\* Adjusted bid values to include missing scope.

5. **Cash Allowances:**

|                                  |                       |
|----------------------------------|-----------------------|
| Window Treatments                | \$65,000.00           |
| Signage                          | \$215,000.00          |
| Cladding and Soffits             | \$760,000.00          |
| <b>Sub-total Cash Allowances</b> | <b>\$1,040,000.00</b> |

**Sub-total (items 1 - 5 above) \$3,936,608.39**

General Conditions \$36,629.16

Contract Management Fees \$88,573.69

**Total Contract Amount (excluding GST) \$4,061,811.24**

**Total Contract Amount (including GST) \$4,264,901.80**

Cloverdale Sport & Ice Complex – Aerial Image

