

NO: R077

COUNCIL DATE: April 25, 2022

**REGULAR COUNCIL**

**TO: Mayor & Council** **DATE: April 21, 2022**  
**FROM: General Manager, Engineering** **FILE: 5519-002/41**  
**SUBJECT: Award of Contract No. 1220-020-2022-001**  
**District Energy - Energy Transfer Stations Construction**

**RECOMMENDATIONS**

The Engineering Department recommends that Council:

1. Award Contract No. 1220-020-2022-001 to All-Pro Services Ltd. in the amount of \$999,988.50, including GST, for District Energy – Energy Transfer Stations construction;
2. Set the expenditure authorization limit for Contract No. 1220-020-2022-001 at \$1,100,000.00, including GST and contingency; and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-020-2022-001.

**SCOPE OF WORK**

The construction package related to this contract consists of the supply, installation and commissioning of mechanical and electrical equipment for three energy transfer stations (“ETS”) which are located in customer buildings and transfer thermal energy from the City’s district energy piping to the building. The work will be conducted at the locations listed in the following table, which are also illustrated on the map attached to this report as Appendix “I”:

<b>Map Reference Number</b>	<b>Project #</b>	<b>Project Description</b>	<b>Location</b>
1	E-17577	District Energy ETS – Bosa North Tower	13428 105 Ave
2	E-17577	District Energy ETS – One Bosa South Tower	10448 University Drive
3	E-18155	District Energy ETS – Concord Park George	13768 100 Ave

The contract work is expected to start in May 2022 and be completed by September 2023.

## TENDER RESULTS

Tenders for the subject contract were opened on April 8, 2022 with the following results:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. All-Pro Services Ltd.	\$999,987.00	\$999,988.50
2. Division 15 Mechanical Ltd.	\$1,128,750.00	No Change
3. Hall Mechanical Services Inc.	\$1,447,192.95	\$1,530,484.20
4. Modern Niagara Vancouver Inc.	\$1,783,950.00	No Change

The Engineer's (Kerr Wood Leidal) pre-tender estimate was \$1.05 million including GST.

## EVALUATION

Tender submissions were reviewed for accuracy and completeness. There were arithmetic errors with two of the tenders that had no bearing on the outcome of the tender process. All submissions included the required 10% bid bond and were signed on the Tender Form.

The low bidder, All-Pro Services Ltd. has provided a Consent of Surrey for a Performance Bond and a Labour & Materials Bond and agreed to complete the work by September 2023. All-Pro Services Ltd.'s past performance on similar work has been satisfactory. They have no outstanding legal claims against the City. It is recommended that All-Pro Services Ltd. be awarded Contract No. 1220-020-2022-001.

## SUSTAINABILITY CONSIDERATIONS

The work of this contract supports the objectives of the City's Sustainability Charter 2.0. In particular, the project supports the Sustainability Charter 2.0 themes of Built Environment and Neighborhoods and Infrastructure. Specifically, this project supports the following Desired Outcome ("DO") and Strategic Directions ("SDs"):

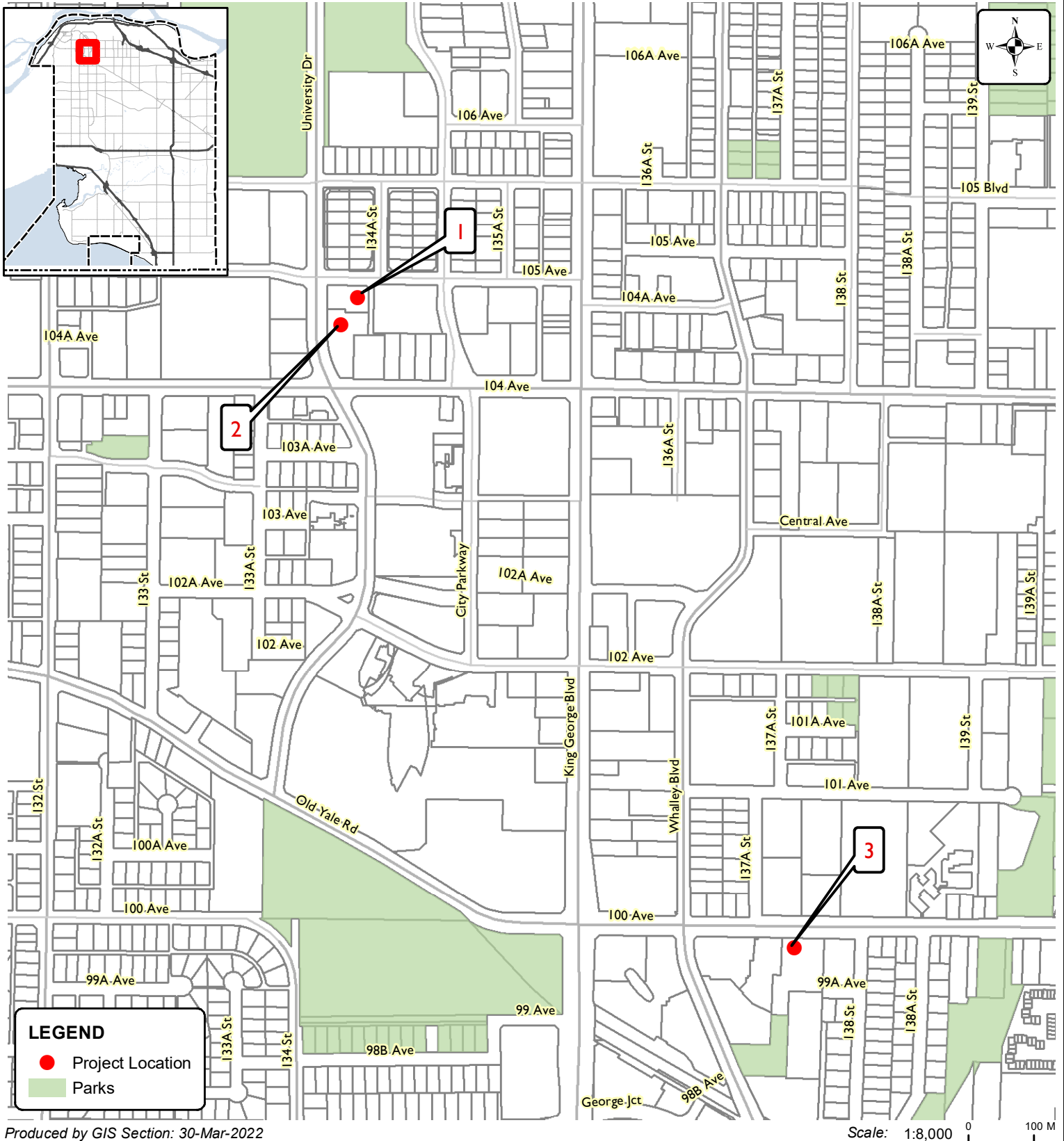
- Building and Sites SD13: Continue to support low-carbon district energy networks;
- Energy and Climate Do8: Neighbourhood-scale district energy systems provide low-carbon energy in dense urban neighbourhoods; and
- Energy and Climate SD8: Identify areas (residential, commercial, and Industrial) where low-carbon district energy is viable and support development of new systems.

## FUNDING

Funding for this contract is available in the approved 2022 District Energy Budget.

Scott Neuman, P.Eng.  
General Manager, Engineering

Appendix "I" – Map of Locations – Contract No. 1220-020-2022-001



## CONTRACT No. 1220-020-2022-01 District Energy System – Energy Transfer Station Construction

ENGINEERING  
DEPARTMENT