

NO: R017

COUNCIL DATE: February 13, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 9, 2023**

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

FILE: **0760-20**
(Cloverdale Arena)

SUBJECT: **Award of Contract No. 1220-030-2021-046 for Cloverdale Sport & Ice Complex:
Civil, Formwork, Reinforcement Steel, and Concrete Supply**

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 \$9,145,862.23 (including GST) for the civil, formwork, reinforcement steel, and concrete supply related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 at \$10,500,000.00 (including GST and contingency); and
3. Authorize the Acting 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 civil, formwork, reinforcement steel, and concrete supply for the Cloverdale Sport & Ice Complex development project (the "Project").

BACKGROUND

The Project includes two National Hockey League sized arena sheets, seating for 200 spectators per sheet, multi-purpose and community rooms, meeting rooms, officials' rooms, change rooms, and other supporting amenities. The Project will offer various programs including ice hockey, figure skating, public lessons, skating sessions, and dry-floor summer use for sports, such as lacrosse and ball hockey. The Project will be energy efficient and designed to meet the highest engineering and accessibility standards.

The Project has also been designed to accommodate the future addition of a third National Hockey League sized arena, officials' rooms and change rooms, and these additions are currently under consideration as part of the 2023 budget process.

As part of Corporate Report R152; 2022, on July 25, 2022 Council awarded Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP in the amount of \$13,399,070.74 (including GST) for the construction of early works and pre-engineered metal building structure.

As part of Corporate Report R222; 2022, on December 12, 2022 Council awarded Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP in the amount of \$3,099,152.12 (including GST) for the supply and installation of piles foundation.

DISCUSSION

Graham's performance on the work awarded to date has been satisfactory, and it is now recommended that this contract be awarded to Graham Construction and Engineering LP to include civil, formwork, reinforcement steel, and concrete supply for the Project.

Tender and Quotation Process

Phased pre-qualification processes were issued by Graham Construction and Engineering LP 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 Construction and Engineering LP 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 \$9,145,862.23 (including GST) would be awarded to Graham Construction and Engineering LP.

Project Schedule

Construction of the Project commenced in August 2022. Following the work of this contract, staff are working with Graham Construction and Engineering LP to obtain quotations for the remaining works. It is expected that the entire Project will be completed and ready for use in the fall of 2024.

Finance Department Review

The Finance Department has reviewed this report and has no concerns.

FUNDING

Funding for this contract is available within the approved 2022 Five-Year (2022-2026) Capital Financial Plan.

Jeff Arason, P.Eng.
Acting General Manager, Planning & Development

Appendix "I" Results of the Request for Quotations Process

APPENDIX "I"

**Cloverdale Sport & Ice Complex Project
Civil, Formwork, Reinforcement Steel and Concrete Supply
Results of the Request for Quotations Process
(Only the lowest three complete and compliant bids are listed)**

1. **Civil Works: (3 compliant bids received – prices exclude GST)**

King Hoe Excavating Ltd.	\$2,010,594.80*
Tybo Contracting Ltd.	\$2,986,215.10*
B & B Heavy Civil Construction Ltd.	\$3,019,948.00*

* Adjusted bid values to include missing scope.

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

Tom Wood Contracting Ltd.	\$3,668,062.77*
Mardina Construction Ltd. (plus additional 3-months to construction schedule)	\$3,446,782.01*
Contech Construction Ltd.	\$4,183,684.83*
Syber Concrete Forming Ltd.	\$4,411,609.83

* Adjusted bid values to include missing scope.

3. **Reinforcement Steel: (3 compliant bids received – prices exclude GST)**

LMS Reinforcing Steel Ltd.	\$1,235,991.21*
Harris Rebar ULC	\$1,263,602.55*
Tom Wood Contracting Ltd.	\$1,604,512.51*

* Adjusted bid values to include missing scope.

4. **Concrete Supply: (1 compliant bid received – prices exclude GST)**

Rempel Bros. Concrete	\$1,538,524.01*
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* Adjusted bid values to include missing scope.

Sub-total (items 1 - 4 above)	\$8,453,162.79
General Conditions	\$66,986.03
Contract Management Fees	\$190,196.16
Amount of current work (excluding GST)	\$8,710,344.98
Amount of current contract work (including GST)	\$9,145,862.23
Amount of previously awarded work (including GST)	\$16,498,222.86
Total Contract Amount (including GST)	\$25,644,085.09