

Following the RFEI/SOQ process, six proponents were shortlisted and requested to submit a financial proposal, including pricing, separately, for pre-construction services and for general contractor services. All six proponents responded. Based on an evaluation of the proposals it was concluded that the proposal from Heatherbrae provided the best overall value to the City.

In October 2015, Heatherbrae was awarded the contract for pre-construction services for the Project, which included assisting with the design, value-engineering, and review of scheduling and cost estimation. Heatherbrae has performed these services and it is now proposed that the contract with Heatherbrae be extended to include general contractor services for construction of the Project.

DISCUSSION

A Request for Proposal No. 1220-030-2015-004(A) and (B) was issued for the Project under which each trade was tendered separately. This process follows the City's competitive procurement process. The Request for Proposal for each trade was published on the City's website and posted on the BC Bid website.

A list of the proponents who submitted a financial proposal for each trade is contained in Appendix "I" along with the respective price they submitted. In each case, the proponent providing the lowest quotation that fully meets the specifications of the related work is being awarded that element of work.

The successful quote for each trade is being combined into a "stipulated price" contract that includes an allowance for general conditions and contract management fees. This stipulated price contract amounts to \$6,054,216.03.00, excluding GST. Heatherbrae will assume the risk associated with delivering the work of the contract within the stipulated price.

Funding

Funding in support of the subject contract is available within Council-2015 approved Capital Budget.

Project Schedule

Construction of the Project is expected to commence mid-February 2016 and be completed by Spring of 2017.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve the award of a contract, as generally described in this report, to Heatherbrae Builders Co. Ltd., as General Contractor, to construct the Newton Recreation Centre Addition and Wave Pool Roof Replacement project at a total base value of the contract being \$6,054,216.03.00, excluding GST; and

- Authorize an expenditure authority for this contract of \$6,455,000.00.00 excluding GST.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

Original signed by
Vivienne Wilke
General Manager
Finance & Technology

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Attachment:

Appendix "I" Results of the Request for Quotations Process

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Newton Recreation Centre Addition & Wave Pool Roof Replacement
Results of the Request for Quotations Process
 (Only the lowest three complete and compliant bids are listed)

1. Demolition (5 contractors provided bids – prices exclude GST)

3R Demolition Corp.	\$192,000.00
Matcon Demolition Ltd.	\$195,506.00*
T&T Demolition Ltd.	\$201,200.00

* Adjusted bid value to include re & re owner equipment.

2. Asphalt (1 contractor provided bid – price excludes GST)

Grandview Blacktop	\$13,307.00
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3. Site Works (3 contractors provided bids – prices exclude GST)

Bar-G Excavating Ltd.	\$306,900.00
RTR Terra Contracting Ltd.	\$318,000.00
Drake Excavating Ltd.	\$341,403.50

4. Landscaping (6 contractors provided bids – prices exclude GST)

Green As Grass Lawn & Garden Inc.	\$114,007.00
Cedar Crest Lands (BC) Ltd.	\$129,372.00
Blue Pine Enterprises Ltd.	\$130,446.50*

* Adjusted bid value to include missing scope.

5. Concrete & Formwork (1 contractor provided bid – prices exclude GST)

Heatherbrae Builders Co. Ltd.	\$140,000.00
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6. Concrete Rebar (1 contractor provided bid – price excludes GST)

LMS Limited Partners	\$29,500.00
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7. Structural & Misc. Steel (5 contractors provided bids – prices exclude GST)

PMC Builders & Developers LLP	\$375,865.00
Advanced Steel Structures (2011) Inc.	\$385,060.00*
Macform Construction Group	\$397,500.00*

* Adjusted bid values to include missing scope.

8. Stainless Steel Railing (1 contractor provided bid – price excludes GST)

Crosstown Metal Industries Ltd.	\$14,286.00
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9. Glulam (2 contractors provided bids – prices exclude GST)

Fraserwood Industries Ltd.	\$126,897.77
Western Archrib a division of 316291 Alberta Ltd.	\$134,646.00*

* Adjusted bid value to include prefabrication and finish of glulams.

10. Rough Carpentry (2 contractors provided bids – prices exclude GST)

Heatherbrae Builders Co. Ltd.	\$180,000.00
Finished Construction Ltd.	\$184,000.00

11. Finish Carpentry (2 contractors provided bids – prices exclude GST)

Finished Construction Ltd.	\$35,000.00
Heatherbrae Builders Co. Ltd.	\$42,500.00

12. Millwork (5 contractors provided bids – prices exclude GST)

Woodrose Woodworking	\$97,375.00
Morinwood Mfg Inc.	\$102,538.00
Island Architectural Millwork Ltd.	\$130,000.00

13. Waterproofing (1 contractor provided bid – price excludes GST)

Libra Envelope Investments	\$10,510.80
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14. Spray Insulation (3 contractors provided bids – prices exclude GST)

Greer Spray Foam Ltd.	\$4,600.00
Arctic Insulation	\$8,185.00

15. Metal Cladding (4 contractors provided bids – prices exclude GST)

Lam Metal Contracting Ltd.	\$89,360.35
Link Design Services Inc.	\$99,000.00
Cascade Roofing & Waterproofing (2007) Inc.	\$148,353.00

16. Wood Cladding (1 contractor provided bid – price excludes GST)

Cascade Roofing & Waterproofing (2007) Inc.	\$52,841.00
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17. Roof Anchors (1 contractor provided bid – price excludes GST)

Atlas Anchor Systems (B.C.) Ltd.	\$17,380.00
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18. Roofing (5 contractors provided bids – prices exclude GST)

Transwest Roofing Ltd.	\$123,881.00
Metro Roofing & Sheet Metal Ltd.	\$124,300.00
Cascade Roofing & Waterproofing (2007) Inc.	\$158,526.00

19. Metal Doors & Frames and Wood Doors (3 contractors provided bids – prices exclude GST)

Shanahans Limited Partnership	\$5,108.00
Accurate Door & Hardware Co.	\$5,620.00
Allmar	\$6,900.00

20. Finish Hardware (3 contractors provided bids – prices exclude GST)

Allmar	\$47,269.00
Shanahans Limited Partnership	\$50,000.00
Accurate Door & Hardware Co.	\$55,380.00

21. Security Grill (3 contractors provided bids – prices exclude GST)

Allmar	\$9,195.00
Shanahans Limited Partnership	\$11,235.00
Accurate Door & Hardware Co.	\$12,000.00

22. Glazing (4 contractors provided bids – prices exclude GST)

Semiahmoo Glass Ltd.	\$694,500.00
Phoenix Glass Inc.	\$702,688.00*
Glastech Glazing Contractors Ltd.	\$807,538.00

* Adjusted bid value to include missing scope and redesign for alternative product.

23. Glazing Film (1 contractor provided bid – price excludes GST)

Newco Products	\$20,672.85
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24. Drywall & Steel Stud (5 contractors provided bids – prices exclude GST)

Winwood Construction Ltd.	\$198,829.00
POS Construction Ltd.	\$215,000.00
Cobra Interiors Ltd.	\$215,295.00

25. Stucco (2 contractors provided bids – prices exclude GST)

BJ Plastering & Consultants Ltd.	\$21,088.00
Charles Joseph Plastering Ltd.	\$43,500.00

26. Polish Concrete (1 contractor provided bid – price excludes GST)

Danamac Concrete Systems	\$13,783.00
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27. Flooring (4 contractors provided bids – prices exclude GST)

Benefit Floors Ltd.	\$75,479.00
Atmosphere Interiors Ltd.	\$78,000.00
DL Watts Flooring Ltd.	\$80,343.00

28. Wrestling Mats (1 contractor provided bid – price excludes GST)

Ostberg Wrestling Supplies Inc.	\$59,356.00*
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* Adjusted bid value to include additional labour.

29. Painting (5 contractors provided bids – prices exclude GST)

Lincor Enterprises Ltd.	\$55,796.00
Concord Painting & Wall Covering Ltd.	\$55,800.00*
M&L Painting Ltd.	\$94,870.00

* Adjusted bid value to include exterior anti-Graffiti coating.

30. Washroom Accessories (3 contractors provided bids – prices exclude GST)

Allmar	\$7,725.00
Accurate Door & Hardware Co.	\$9,000.00
Shanahans Limited Partnership	\$9,340.00

31. Elevator (3 contractors provided bids – prices exclude GST)

Richmond Elevator	\$165,800.00
Schindler Elevator Corporation	\$178,000.00*
KONE Inc.	\$217,411.00

* Adjusted bid value to include glass cab finishes.

32. Mechanical (6 contractors provided bids – prices exclude GST)

0994960 BC Ltd. dba JF Butler & Sons	\$511,100.00
Canstar Mechanical Ltd.	\$521,800.00*
Triwest Mechanical Ltd.	\$526,650.00

* Adjusted bid value to include sprinklers and to meet specs.

33. Electrical (5 contractors provided bids – prices exclude GST)

Claytonwood Electrical Contracting Inc.	\$462,000.00*
Alpine Electric Ltd.	\$575,000.00
McKinley Electric Ltd.	\$598,500.00

* Adjusted bid value to include fire stopping and scanning & coring

34. Security Electrical (1 contractor provided bid – price excludes GST)

Canem Systems Ltd.	\$38,277.00
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35. Negotiated prices for the purpose of valuing outstanding scopes related to the above Work divisions (prices exclude GST)

Heatherbrae Builders Co. Ltd.	
Temp Supports & Scaffolding	\$20,000.00
Temp Public Access	\$12,000.00
Temp Weather Protection	\$35,000.00
Misc. Cutting, Coring, E-ray & Scanning	\$10,000.00
Gravel Construction Road	\$15,000.00
Klassikdrain	\$4,100.00
Modified Lawn Basin	\$1,200.00
Repair Existing Masonry above ceiling	\$5,000.00
Misc. Allowance (re & re Doors for Phasing)	\$3,000.00
Modification to Window Sills	\$500.00
Re & Re Wall Panel in Multi-Purpose Room for Steel	\$2,500.00
Crystalline Waterproofing	\$2,000.00
Krystol Waterstop System	\$1,500.00
Anti Bird Spikes	\$1,000.00
Flashing, Sheet Metal & Break Shape Shading Flashing	\$10,000.00
Fire Stopping	\$10,000.00
Sealants	\$5,000.00
Glazing Film (Addendum # 2)	\$500.00
Temp Fire Escape Door	\$2,000.00
Wall Repairs for OWSJ Upgrades	\$7,500.00
Re & Re Ceilings for OWSJ Upgrades	\$5,000.00
Re & Re Ceilings for Sprinkler Installations	\$5,000.00
Fire Retardant paint	\$15,000.00
Floor Sealer	\$750.00
Wrestling Mats Deliver, Curing, and Ventilation	\$5,000.00
Total Negotiated Prices:	\$178,550.00

36. Cash Allowances (prices exclude GST)

Description	Budget
Temporary Walls Protection	\$20,000.00
Tree Protection, Pruning, Removal	\$42,170.00
Temp Facilities, Phasing during Lobby Renovation	\$15,000.00
Record Drawings	\$25,000.00
Hazmat and Lead Abatement	\$10,000.00
Site Paving (bases, prep & finish) - Div 2	\$50,000.00
Bench Concrete	\$6,000.00
Bridge deck over rain garden footings	\$2,000.00
Line Painting	\$500.00
Refinish Owner provided chairs	\$2,450.00
Custom Light Poles	\$19,600.00
LED Lights to Wood Dec	\$1,000.00
Repairs to existing slab on grade	\$9,750.00
Misc. Seismic	\$5,000.00
Wood Panel Walls & Ceilings	\$50,000.00
Re & Re Roof for Structural Upgrades	\$5,000.00
Rolling Coil Door	\$45,000.00
Auto Operator Integration	\$5,000.00
Acoustic Treatment (Floating Wood Floor)	\$28,200.00
Perimeter Sound Insulation Strip	\$2,500.00
Relocate Entry Mat	\$2,000.00
Tactile Strips and Anti Slip Finish	\$5,000.00
Turnstiles	\$120,000.00
Signage	\$20,000.00
Seismic Joint (Roof Only)	\$7,500.00
Misc. Interior Expansion	\$10,000.00
Allowance for Maintenance of Existing mech System	\$15,000.00
Allowance for Adjustments for OWSJ - mech	\$15,000.00
Allowance for relocate existing mech units	\$12,000.00
Temp Fire Alarm re & re verification	\$8,000.00
Allowance for Maintenance of Existing Elec System	\$10,000.00
Allowance for Adjustments for OWSJ - Elec	\$10,000.00
Wave Pool Roof Remediation	\$500,000.00
Total Cash Allowances:	\$1,078,670.00

Sub- total (items 1 – 36) \$5,566,908.77

General Conditions \$320,300.00

Contract Management Fees \$167,007.26

Total Contract Value (excluding GST) \$6,054,216.03