

NO: **R217**

COUNCIL DATE: **November 18, 2019**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 13, 2019**

FROM: **Acting General Manager, Engineering**

FILE: **0930-30/464**

SUBJECT: **Award of Contract No. 1220-040-2019-026
for the Re-Roofing of 14577 - 66 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Award Contract No. 1220-040-2019-026 to Mack Kirk Roofing & Sheet Metal Ltd. in the amount of \$655,145.40 (including GST) for the re-roofing of the City-owned building located at 14577 - 66 Avenue;
2. Set expenditure authorization limit for Contract No. 1220-040-2019-026 at \$720,000 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2019-026.

INTENT

The purpose of this report is to obtain approval to award a contract for the re-roofing of the City-owned warehouse building located at 14577 - 66 Avenue (the "Property"), as illustrated on the map attached to this report as Appendix "I".

BACKGROUND

The Property is located directly adjacent to the City's Operations Centre in the Newton Industrial area. The Property is improved with a 6,398 m² (68,870 ft.²) office and warehouse building.

The Property was purchased in 2017 as a strategic land holding parcel, due to its proximity to the Operations Centre, that would be leased to other tenants in the future.

In May of 2018, the City leased the Property to Nomadic Pictures BC Inc. ("Nomadic") for a one-year term. Nomadic's one-year term expired on June 30, 2019 and the City has recently leased the building to Stage 49 Ltd., another film industry service provider, for a six-month term.

DISCUSSION

The City purchased the Property with a negotiated price reduction reflecting roof condition deficiencies and a minor environmental issue. Civic Facilities staff have confirmed that the roof requires replacement. The City has, subject to Council approval for this Contract, negotiated a tentative schedule with the existing tenant which allows for the work to be completed while the Property is under tenancy. As the current tenant is using the Property for set construction during the next few months, they have allowed for the proposed roofing project to proceed during their occupancy.

SCOPE OF WORK

The scope of the work (the “Work”) related to this contract consists of:

- Removal and disposal of the existing roof, including membrane, flashings and redundant ductwork; and
- Installation of a new roof, including insulation, drains, and flashings.

The Work will include a 10-year Roofstar Guarantee from the Roofing Contractors Association of BC.

QUOTATION RESULTS

In accordance with the Purchasing and Expenditure Authorization Bylaw, a Request for Quotations (“RFQ”) was posted on the BC Bid and City websites. The RFQ closed on October 8, 2019 with the following results.

| Contractor | Total Amount (incl. GST) | Corrected Amount (incl. GST) |
|------------------------|-------------------------------------|---|
| 1. Mack Kirk | \$659,749.65 | No Change |
| 2. Atlas Apex | \$684,758.55 | No Change |
| 3. Marine Roofing | \$776,647.20 | No Change |
| 4. Cambie Roofing | \$800,625.00 | No Change |
| 5. Transwest Roofing | \$824,825.40 | No Change |
| 6. Cascade Roofing | \$855,979.95 | No Change |
| 7. Raven Roofing | \$889,812.00 | No Change |
| 8. Langley Roofing | \$893,592.00 | No Change |
| 9. Bothwell Accurate | \$963,649.87 | No Change |
| 10. Chilliwack Roofing | \$1,090,395.60 | No Change |
| 11. Olympic Roofing | \$1,255,800.00 | No Change |

The Engineer’s pre-quotation estimate was \$700,000.

EVALUATION

The submissions were reviewed by the City’s roofing consultant for accuracy and completeness. No errors were found. All tender submissions were evaluated and found to be complete and compliant with the RFQ requirements.

Mack Kirk Roofing & Sheet Metal Ltd (“Mack Kirk”) was the lowest compliant bidder. Mack Kirk’s past performance on Surrey buildings has been satisfactory. Mack Kirk has previously completed projects for the City including Fleetwood Recreation Centre and Kensington Prairie Community Centre. They have no outstanding legal claims against the City. It is recommended that Mack Kirk be awarded Contract No. 1220-040-2019-026.

FUNDING

Funding for this Contract is available in the 2019 Facilities Maintenance & Renovation Budget.

SUSTAINABILITY CONSIDERATIONS

The work of this Contract supports the objectives of the City’s Sustainability Charter 2.0. In particular, this work relates to the Sustainability Charter 2.0 themes of Built Environments and Neighbourhoods, and Economic Prosperity and Livelihoods. Specifically, this Contract supports the following Desired Outcomes (“DO”):

- Buildings and Sites DO12: Retrofits and renovations are prioritized over demolition;
- Economy DO4: Surrey’s economy is diversified with a mix of service, industrial, agricultural and innovation-based businesses; and
- Economy DO8: The City’s strong revenue base includes a balance of commercial and residential property taxes.

CONCLUSION

The City-owned warehouse at 14577 – 66 Avenue requires a new roof to be installed. In response to the City’s RFQ, 11 bids on the roof replacement were received. Award of this Contract will maintain the building in good condition and facilitate extension of lease revenues

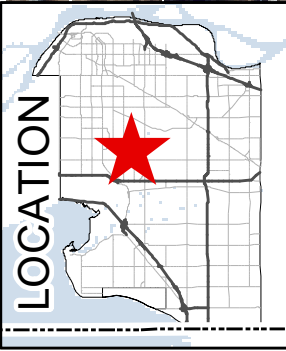
Scott Neuman, P.Eng.
Acting General Manager, Engineering

KSW/amg/cc

Appendix “1” – Aerial Photograph of Property

APPENDIX "I"

AERIAL PHOTOGRAPH OF SITE



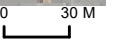
LEGEND

- Subject Property
- Parks

Produced by GIS Section: 23-Oct-2019, JJR

Date of Aerial Photograph: March 2019

Scale: 1:3,500



SUBJECT PROPERTY 14577 - 66 Avenue

ENGINEERING DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.