

NO: R074

COUNCIL DATE: May 15, 2023

REGULAR COUNCIL

TO: Mayor & Council **DATE: May 11, 2023**

FROM: General Manager, Planning & Development **FILE: 0800-2022**
Director, Strategic Initiatives & Corporate Reporting **(Cloverdale Sport & Ice Complex)**

SUBJECT: Award of Contract No. 1220-030-2021-046
Cloverdale Sport & Ice Complex: Electrical, Mechanical,
Ice Plant Refrigeration, and Elevator

RECOMMENDATION

The Planning & Development Department and the Director, Strategic Initiatives & Corporate Reporting recommend that Council:

1. Award Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP in the amount of \$16,880,345.80 (including GST) for the electrical, mechanical, ice plant refrigeration, and elevator related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 for the electrical, mechanical, ice plant refrigeration, and elevator at \$20,000,000.00 (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 electrical, mechanical, ice plant refrigeration, and elevator for the Cloverdale Sport & Ice Complex development project (the "Project").

BACKGROUND

To date, Council has awarded three contracts to Graham Construction and Engineering LP ("Graham") in the amount of \$25,644,085.09 (including GST) for the construction of early works, the pre-engineered metal building structure, the supply and installation of piles foundation, and for the civil, formwork, reinforcement steel, and concrete supply.

DISCUSSION

Graham's performance on the work awarded to date has been satisfactory, and it is now recommended that the contract with Graham be extended to include electrical, mechanical, ice plant refrigeration, and elevator for the Project.

Tender and Quotation Process

Phased pre-qualification processes were issued by Graham 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 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 \$16,880,345.80 (including GST) is recommended to be awarded to Graham.

Project Schedule

Construction of the Project commenced in August 2022. Following the work of this contract, staff are working with Graham to obtain quotations for the remaining works.

Ongoing supply chain issues have the potential to negatively impact the Project. Staff are working with Graham to address these issues so that the Project will be ready for use, as originally intended, in September 2024.

Next Steps

As part of the 2023 Five-Year (2023-2027) Financial Plan – Capital Program, the Project was increased from two National Hockey League sized arena sheets to three National Hockey League sized arena sheets. Staff are working with the design team to amend the Project to include the third sheet. Staff will be bringing forward a Corporate Report to Council for their consideration to authorize an increase to the design and construction administration services in June. As part of this report, staff will also provide a schedule for the construction and completion of the third sheet.

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

Original signed by
Jeff Arason, P.Eng.
Director, Strategic Initiatives & Corporate Reporting

APPENDIX "I"

**Cloverdale Sport & Ice Complex Project
Electrical, Mechanical, Ice Plant Refrigeration, and Elevator
Results of the Request for Quotations Process
(Only the lowest three complete and compliant bids are listed)**

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

Glenco Electric Ltd.	\$4,480,908.74*
Can-Tec Electrical Services Ltd	\$4,783,440.43*
Status Electrical Corporation	\$5,806,287.27*

* Adjusted bid values to include missing scope.

2. **Mechanical Works: (3 compliant bids received – prices exclude GST)**

Dual Mechanical Ltd.	\$7,366,691.71*
PML Professional Mechanical Ltd.	\$7,974,446.47*
Canstar Mechanical Ltd.	\$8,123,472.72*

* Adjusted bid values to include missing scope.

3. **Ice Plant Refrigeration: (2 compliant bids received – prices exclude GST)**

Fraser Valley Refrigeration Ltd.	\$2,187,742.72*
CIMCO Refrigeration, a Division of Toromont Industries Ltd.	\$2,245,947.00*

* Adjusted bid values to include missing scope.

4. **Elevator: (3 compliant bids received – prices exclude GST)**

KONE Inc.	\$215,674.30*
OTIS Canada Inc.	\$230,702.00
Fujitec Canada Inc.	\$303,291.80

* Adjusted bid values to include missing scope.

Sub-total (items 1 - 4 above)	\$14,251,017.47
General Conditions	\$1,474,460.86
Contract Management Fees	\$351,041.48
Amount of current work (excluding GST)	\$16,076,519.81
Amount of current contract work (including GST)	\$16,880,345.80
Amount of previously awarded work (including GST)	\$25,644,085.09
Total Contract Amount (including GST)	\$42,524,430.89