

NO: R139

COUNCIL DATE: July 22, 2024

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 18, 2024**

FROM: General Manager, Corporate Services **FILE: 0710-30**

SUBJECT: Award Contract No. 1220-020-2024-004
Modular Daycare Addition at Don Christian Recreation Centre

RECOMMENDATION

The Corporate Services Department recommend that Council:

1. Award Contract No. 1220-020-2024-004 for a modular daycare addition at Don Christian Recreation Centre to Dawn Construction (2018) Limited in the amount of \$1,128,936.90, including applicable taxes, Labour and Material Bond, and Performance Bond;
2. Set the expenditure authorization limit for Contract No. 1220-020-2024-0004 at 1,298,277.74, including applicable taxes and contingency; and
3. Authorize the General Manager, Corporate Services to execute Contract No. 1220-020-2024-004 and all related Change Orders.

INTENT

The purpose of this report is to seek Council's approval to award Contract No. 1220-020-2024-004 (the "Contract") to Dawn Construction (2018) Limited ("Dawn"). The modular daycare addition at Don Christian Recreation Centre will create 24 new childcare spaces for children aged 30 months to school age.

DISCUSSION

Scope of Work

The scope of work within this contract is the construction and installation of a prefabricated modular daycare building addition to the existing day care building at the Don Christian Recreation Centre. The new addition is to have the same finish, appearance and dimensions as the current modular day care building. Specific work that will be completed within the scope of this contract includes all structural, electrical, plumbing and civil works as per the specifications, including installation of crawlspace support walls and concrete portion of entry porch ramp and site-built connection between the existing building and the new modular building.

The contract work is expected to start in early fall 2024, and be substantially completed by Spring 2025.

Invitation to Tender Results

An invitation to Tender was publicly posted on the BC Bid and the City of Surrey websites. The submission period opened on April 12, 2024 and closed on May 21, 2024. The following bids were received by the City:

<i>Contractor</i>	<i>Tendered Amount with GST</i>
1. T & F Iron Works Ltd	\$609,294.00
2. LaFarge Building & Marine Ltd	\$1,061,186.70
3. Dawn Construction (2018) Ltd	\$1,128,936.90
4. Metro Van Construction Ltd	\$1,428,631.81
5. Moda Modular Ltd	\$1,462,400.57
6. N. Wallace & Company Ltd	\$1,589,742.00
7. Novacom Building Partners	\$1,594,621.40

Evaluation

The submissions were reviewed for accuracy and completeness by the City's team and the Architect. T & F Iron Works Ltd lacked the necessary experience and did not understand the scope of work, and their schedule did not align with the City's requirements. LaFarge Building & Marine Ltd.'s proposal was not able to meet the design specifications; instead of a modular building, they offered a shipping container that was 1.5 feet shorter than required. The evaluation process identified Dawn as having the knowledge, skills, ability, and compliance with the specifications, providing the best overall value for the City.

FUNDING

The project is grant funded by Ministry of Children and Development, Childcare BC New Spaces Fund.

LEGAL SERVICES REVIEW

This report has been reviewed by Legal Services.

CONCLUSION

It is recommended that Council approve the award of the contract for the Modular Daycare addition at Don Christian Recreation Centre to Dawn Construction (2018) Limited in the amount of \$1,298,277.74, (including applicable taxes and contingency) and authorize the General Manager, Corporate Services to execute the Contract with Dawn Construction (2018) Limited.

Joey Jatinder Singh Brar
General Manager, Corporate Services