

Corporate Report

NO: R010

COUNCIL DATE: January 17,

2005

REGULAR COUNCIL

TO: **Mayor and Council** DATE: **January 6, 2005**

FROM: **General Manager, Planning and Development** FILE: **0760-20 (Fraser Heights)**

SUBJECT: **Award of Contract for the Construction of the Fraser Heights Recreation Centre and RCMP Community Policing Station**

RECOMMENDATION

It is recommended that Council approve the award of a contract to Pax Construction Ltd., as General Contractor, at a base price of \$3,269,484.42 plus GST, for the construction of the new Fraser Heights Recreation Centre and RCMP Community Policing Station.

PURPOSE

The purpose of this report is to obtain Council approval to award a contract to Pax Construction Ltd., as General Contractor, to construct the proposed Fraser Heights Recreation Centre and RCMP Community Policing Station. The report also provides information to Council, regarding the construction management approach that is being used to assist in minimizing the overall cost of the project in the current construction market with its related price volatility.

BACKGROUND

The Fraser Heights Recreation Centre is one of the City Council projects approved to proceed for design and construction. For the past few months, staff has been working with a consulting team to develop the design for this project.

The project has been tendered and all prices have now been received.

Under Invitation to Tender #1220-20-12-04, two components of the project were tendered separately, which were the General Contractor, who will act as prime contractor and all required trades for the project.

1. Invitations to pre qualify were sent to general contractors with project management capabilities, during early May, 2004. Eighteen companies requested prequalification information packages. Of those 18, 12 firms submitted qualifications for consideration by the City;

2. A short list of tenderers was established, based on a fixed set of criteria, including technical capability, related project experience, personnel and references; and
3. Invitations to submit tenders for the construction management of the project were sent to the top three short listed tenderers. Three tenders were received. Pax Construction Ltd. represented the best value of the three tenders. The general contractor fees are included into the total construction costs for the project.

Once the project design was completed, Pax Construction Ltd. solicited quotes, with the assistance from staff for the project, by trades components, which included 38 different components.

For each component, City staff has reviewed the quotes. The lowest quotes have then been assembled and summed to establish the basic tender price. Appendix I lists the quotes for each component. The total construction contract value, based on the above, comes to \$3,269,484.42. This amount is within the pre tender estimates and the available funding for the project, as provided in the approved Capital budget.

Legal Services has reviewed the approach that is discussed in this report, relative to construction management and project tendering and is satisfied that it complies with all relevant legal requirements.

CONCLUSION

Based on the above, it is recommended that Council approve the award of a contract to Pax Construction Ltd., as General Contractor, at a base price of \$3,269,484.42, plus GST, for the construction of the new Fraser Heights Recreation Centre and RCMP Community Policing Station.

Murray Dinwoodie
General Manager
Planning and Development

JLL:dlg:saw

Attachment:

Appendix I List of Tenders

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Appendix I

Tenders

General Contractors Tenders Received:

Shortlist of General Contractors for Fraser Heights Recreation Centre

Pax Construction Ltd.	\$408,419.42
DGS Construction Ltd.	\$442,658.45

Unitech Ltd.

Unitech qualified their tender and did not include all the requirements, they were then ranked last.

List of trades quotes result:

1.0	Sitework, Services, Playing Field, Youth Park	
	1. 633,000.00 – Tag Construction Ltd.	633,000.00
	2. 789,039.00 – Gemco Construction Ltd.	
	3. 1,149,050.00 – Conwest Contracting Ltd.	
	4. 380,400.00 (incomplete scope of work) – Missori Excavation Ltd.	
2.0	Asphalt Paving, Curbs, Sidewalks	
	1. 104,717.00 – Winvan Paving	104,717.00
	2. 106,017.00 – Columbia Bitulithic	
	3. 111,001.00 – Custom Blacktop	
	4. 116,456.00 – J. Cewe	
	5. 133,061.00 – Palmieri Bros.	
	6. 98,940.00 (incomplete scope of work) – North Shore Paving	
3.0	Chain Link Fence	
	1. 886.00 – Steelguard Fencing	
	2. 1,105.00 – Rayburn Fencing	
	3. 1,285.00 (part of Omega Fence package price) – Progressive Fencing	1,285.00
4.0	Omega Fence (Child's Play Area)	
	1. 7,315.00 – Progressive Fencing	7,315.00
5.0	Landscaping	
	1. 30,616.00 – Ivy League Landscaping	30,616.00
	2. 37,475.00 – Horizon Landscaping	
	3. 57,990.00 – Refuge Landscaping	
	4. 79,665.00 – Popular Landscaping	
	5. 90,281.00 – Rock Solid Landscaping	
6.0	Rubber Tiles – Children's Play Area	
	1. 13,161.00 – Marathon Athletics (incomplete scope of work)	
	2. 15,747.00 – Playtech Distributors	15,747.00
	3. 24,191.00 – Ivy League Landscaping	
	4. 25,745.00 – Rock Solid Landscaping	
7.0	Concrete Formwork	
	1. 131,000.00 – Lawson Construction	131,000.00
	2. 135,930.00 – Baymar Construction Limited	
	3. 142,377.00 – Swingwest Contractors Ltd.	
	4. 176,352.00 – SJH Contracting	
	5. 210,000.00 – R-Four Contracting Ltd.	
8.0	Reinforcing Steel	

	1.	58,150.00 – Mid-Valley Rebar	58,150.00
	2.	59,840.00 – G & M Steel	
	3.	71,700.00 – Blue Steel	
	4.	88,000.00 – Northwest Reinforcing	
9.0		Panel Joint Caulking	
	1.	8,650.00 – Greer Contracting	8,650.00
	2.	15,500.00 – A1 Insulators	
10.0		Masonry	
	1.	5,850.00 – Metrick Masonry	5,850.00
	2.	5,900.00 – HD Masonry	
11.0		Structural/Misc. Steel	
	1.	195,000.00 – Mero Steel (incomplete scope of work)	
	2.	212,798.00 – Westcoast Steel	212,798.00
	3.	220,040.00 – Marsh Steel	
	4.	236,052.00 – Continental Steel	
12.0		Metal Floor and Roof Deck	
	1.	62,590.00 – Winston & Sons	62,590.00
	2.	65,200.00 – Riteway Metals	
	3.	65,689.00 – Mercury Metals	
	4.	71,947.00 – Mero Steel	
	5.	84,165.00 – Flynn Canada	
13.0		Glulam Beams	
	1.	19,153.00 – Western Archrib	19,153.00
	2.	47,111.00 – Structurlam	
14.0		Millwork	
	1.	48,290.00 – Woodtek Industries (late bid, rejected)	
	2.	53,886.00 – Benchmark Arch. Woodworking	53,886.00
	3.	63,600.00 – Fraser Valley Industries	
	4.	72,173.00 – Duke Millwork	
	5.	73,990.00 – CWC Millwork	
	6.	93,740.00 – Brothers Millwork (late bid)	
15.0		Spray Urethane Foam Insulation	
	1.	3,690.00 – Westcor Services	3,690.00
	2.	4,230.00 – Phoenix Spray Systems	
	3.	7,185.00 – Greer Contracting	
	4.	24,255.00 – A1 Insulators	
16.0		Roofing	
	1.	58,033.00 – Marine Roofing	58,033.00
	2.	59,700.00 – Bollman Roofing	
	3.	60,700.00 – Design Roofing	
	4.	64,012.00 – Campbell & Grille	
	5.	67,463.00 – Transwest Roofing	
	6.	85,027.00 – Pacific Restorations	
17.0		Metal Roofing and Wall Cladding	
	1.	117,668.00** – Homan Contracting	117,668.00
	2.	119,751.00 – Kerrian Metal House	
	3.	128,409.00 – Summit Cladding	
	4.	148,691.00 – Pacific Restorations	
	5.	161,325.00 – Marine Roofing	
	6.	174,923.00 – Flynn Canada	
	7.	187,634.00 – Mercury Metals	
18.0		Roof Hatches	

	1. 884.00 – McGregor & Thompson	884.00
	** - Includes \$12,000 cash allowance for third party installation of poly sheets	
19.0	Doors/Frames/Hardware	
	1. 37,594.00 – CP Distributors (supply only)	
	2. 38,475.00 – McGregor & Thompson(supply only)	
	3. 40,270.00 – Accurate Door (includes \$6,435.00 installation)	40,270.00
	4. 42,632.00 – Shanahan's Limited (supply only)	
20.0	Automatic Door Operators	
	1. 1,980.00 – Morane	1,980.00
	2. 2,280.00 – Activated	
	3. 2,438.00 – EASI	
	4. 2,577.00 – R.E. Phillips	
	5. 3,470.00 – Mainland	
21.0	Aluminum Folding Closures	
	1. 3,750.00 – Panel Products	3,750.00
	2. 4,177.00 – Shanahan's Limited	
	3. 4,478.00 – M & T	
	4. 5,552.00 – Dobco	
22.0	Glazing	
	1. 43,488.00 – Maximum Glass	43,488.00
	2. 48,500.00 – Semiahmoo Glass	
	3. 49,395.00 – Westcoast Glass	
	4. 58,200.00 – Phoenix Glass	
	5. 58,880.00 – Vision West Glass	
	6. 63,489.00 – Concept Aluminum	
	7. 76,958.00 – Transparent Glass	
	8. 79,500.00 – Rutland Glass	
23.0	Glazing Film	
	1. 3,595.00 – Four Seasons	3,595.00
	2. 3,879.00 – Smart Film	
24.0	Manual Roll Shutters	
	1. 2,471.00 – Dobco	2,471.00
	2. 2,710.00 – CP Distributors	
	3. 2,715.00 – Panel Products	
	4. 2,810.00 – Shanahan's Ltd.	
	5. 3,205.00 – M & T	
25.0	Steel Stud/Drywall/Ceilings/Tectum Panels	
	1. 141,500.00 – D.H. Construction (incomplete scope of work)	
	2. 159,775.00 – Micar	159,775.00
	3. 162,951.00 – Marathon	
	4. 166,574.00 – Raicor	
	5. 184,654.00 – Wescan	
	6. 185,225.00 – Turner Bros.	
	7. 203,400.00 – Comren	
	8. 209,682.00 – BC Drywall	
	9. 237,133.00 – Ivory Interiors	
26.0	Ceramic Tile	
	1. 3,956.00 – Tiletec	3,956.00
	2. 6,825.00 – Crossroads Tile	
	3. 8,334.00 – Artistic Tile	
	4. 14,250.00 – Apex Granite & Tile	
27.0	Wood Flooring	
	1. 86,900.00 – Sharp Resurfacing (poor performance on previous jobs)	

	2.	87,190.00 – BC Hardwood	87,190.00
	3.	88,978.00 – Cascadia	
	4.	99,655.00 – Centaur Products	
28.0		Carpet/Resilient Flooring	
	1.	16,552.00 – Benefit Floors	16,552.00
	2.	17,962.00 – Fast Track Floors	
	3.	28,869.00 – D.L. Watts	
29.0		Painting	
	1.	38,033.00 – Korda Bros.	38,033.00
	2.	38,200.00 – Concord Painting	
	3.	39,900.00 – Oak Painting	
	4.	45,756.00 – Spectrum Painting	
	5.	52,235.00 – M & L Painting	
	6.	55,200.00 – Bodden Painting	
30.0		Sandblasting	
	1.	900.00 – Shirbo Sandblasting	900.00
	2.	1,035.00 – K & K Sandblasting	
31.0		Metal Toilet Partitions	
	1.	6,888.00 – Hovik	6,888.00
	2.	7,430.00 – Shanahan's Limited	
	3.	8,108.00 – CP Distributors	
	4.	8,358.00 – M & T	
	5.	9,150.00 – Panel Products	
32.0		Washroom Accessories	
	1.	3,995.00 – Shanahan's Limited	3,995.00
	2.	4,050.00 – CP Distributors	
	3.	4,735.00 – M & T	
	4.	4,945.00 – Panel Products	
33.0		Pivotal Access Ladder	
	1.	3,190.00 – Shanahan's Limited	3,190.00
34.0		Gym Equipment	
	1.	14,880.00 – Cascadia (unapproved alternate)	
	2.	18,900.00 – Viking Alexander	18,900.00
	3.	22,438.00 – CP Distributors	
	4.	25,800.00 – Centaur Products	
35.0		Mechanical	
	1.	350,450.00 – Triwest Mechanical	350,450.00
	2.	362,712.00 – Paragon Mechanical	
	3.	365,200.00 – KLM Mechanical	
	4.	374,000.00 – Extreme Mechanical	
	5.	382,900.00 – Dual Mechanical	
36.0		Electrical	
	1.	258,000.00 – Glenco Electric	258,000.00
	2.	267,000.00 – Shoretec Electric	
	3.	286,000.00 – K & C Electric	
	4.	309,500.00 – Power Pros Electric	
	5.	313,470.00 – Houle Electric	
	6.	342,960.00 – Highpoint Electric	
	7.	354,000.00 – Paragon Electric	
37.0		Audio System	
	1.	35,500.00 – Mainland Sound	35,500.00

- 2. 42,205.00 – Emergent
- 3. 57,491.00 – LTS

38.0 Telecom System

- 1. 8,516.00 – Spectrum 8,516.00
- 2. 8,900.00 – 4th Utility
- 3. 14,000.00 – Mainland Sand

Sub Trades Total 2,612,431.00

Miscellaneous Project Cash Allowances

- 1. Misc. Sitework 56,521.00
- 2. Misc. Concrete Work, Concrete Supply 133,098.00
- 3. Misc. Misc. Metals and Anchor Bolt Installation 990.00
- 4. Rough Carpentry 45,532.00
- 5. Misc. Thermal & Moisture Protection, Sealants 4,625.00
- 6. Door/Frame/Hardware Installation 6,420.00
- 7. Gym Equipment (Floor Sockets) Installation 165.00
- 8. Washroom Accessories Installation 1,283.00

Subtotal: 248,634.00
2,861,065.00

Add: General Conditions and Overhead 408,419.00

Contract Amount: \$3,269,484.42