

DISCUSSION

A Request for Quotations for the supply, delivery and construction of a 24 x 76 metre (80' x 250') salt storage building closed on August 12, 2009. Proponents were given the option to supply pricing on both a pre-fabricated metal clad building and/or a fabric-covered building, both of which meet the required standards for salt storage.

Ten (10) bids were received with six (6) proponents quoting on a metal clad building and seven (7) proponents quoting on a fabric covered building.

The quotes on fabric-covered building were in the same range as the metal structure. On the basis that the fabric-covered buildings only carry a ten-year guarantee on the fabric while a metal building would have a much longer life span (20 years +), the fabric-covered building option was eliminated from further consideration.

Proponents were requested to provide a quote on a building with an asphalt floor but could also submit a supplemental quote on a concrete floor. Some of the proponents provided a supplementary quote on the costs to construct a concrete floor, which would offer a longer service life than asphalt. All of the quotes were analyzed looking at best value based on longevity and cost. Concrete flooring is much stronger and sustainable due to lower maintenance requirements. In addition, it has superior salt resistance compared to asphalt. Based on the relatively nominal cost differential in the bids between asphalt and concrete, it was determined that the City should use a concrete floor in the proposed building.

The following is a list of the quotes that were received:

Company	Building Type	Bid Price (Asphalt Floor)	Bid Price (Concrete Floor)
Percon Construction Ltd.	Fabric	\$493,702.93	
JDG Construction Mgt. Ltd.	Metal	\$520,409.00	\$584,623.00
Cover-All Building Pacific Ltd.	Fabric	\$522,606.00	\$583,206.00
Coverstar Structures Ltd.	Fabric	\$544,730.00	
Norseman Inc.	Fabric	\$618,205.00	
Colony Management Inc.	Metal		\$652,936.00
Britco Construction Ltd.	Metal	\$659,944.00	
Humphrey Construction Ltd.	Fabric	\$683,041.00	
Percon Construction Ltd.	Metal	\$686,815.35	
Scott DesignBuild Ltd.	Fabric	\$698,000.00	
Scott DesignBuild Ltd.	Metal	\$759,987.00	
Nuwest Contracting Ltd.	Fabric	\$856,005.00	

All quotes were analyzed for completeness and were found to be correct as to form and total price.

The low bidder for the construction of a metal building with a concrete floor, which is the recommended option, is JDG Construction Management Ltd. This firm has significant experience in constructing metal buildings. Some of their past projects include the Surrey Transfer Station, Abbotsford Air Terminal and the City of Chilliwack's Heritage Park buildings. All of these projects were completed to the satisfaction of the respective owners.

Budget Considerations

Funding for the salt storage building is available from the 2009 Engineering Budget.

Sustainability Considerations

From a sustainability standpoint, the construction of this building will allow the City to off-load the salt directly to our site and will save the need for a re-load operation, thereby reducing loading and trucking time and related environmental impacts. The ability to purchase larger volumes of salt will also result in better pricing to the City and provide more flexibility to the supplier.

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