

NO: R010

COUNCIL DATE: **January 10, 2011**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 10, 2011**

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

SUBJECT: **Award of Contract for the Construction of the Expansion to the
Fraser Heights Recreation Centre**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Approve the award of a contract to PAX Construction Ltd., as General Contractor, for the construction of the Fraser Heights Recreation Centre Expansion with a total value of \$4,501,516, excluding HST; and
2. Set the expenditure authorization limit for the contract at \$4,850,000, excluding HST.

PURPOSE

The purpose of this report is to obtain Council approval to award a contract for the construction of an expansion to the Fraser Heights Recreation Centre.

BACKGROUND

Council approved the construction of an expansion to the Fraser Heights Recreation Centre as part of the 2010 Capital budget. Early in 2010, a Request for Proposals ("RFP") was developed to obtain pre-construction services for this project. RFP #1220-30-25-10 was advertised on the City's website and posted the BC Bid Website. The RFP closed on July 7, 2010. Seventeen submissions were received. These are listed in Appendix I to this report. As a result of an evaluation process, it was determined that the proposal from PAX Construction Ltd. provided the best value. In August 2010, PAX Construction Ltd. was awarded an initial contract for pre-construction services for the project to assist with the evaluation of the design, scheduling and cost estimating of the project.

Request for Quotes Process and Results

Over the course of the Fall, under Invitation to Tender # 1220-20-01-10, each component related to the construction of this project has been tendered separately. The request for quotation process that has been followed is consistent with the City's competitive procurement policy. Invitations to quote each component were advertised on the City's website and posted on the BC Bid website. A list of the proponents who provided quotations for the construction services for the project are

listed in Appendix I. Appendix II lists the four lowest proponents that quoted each of the various components of the project. Under the construction management process, the general contractor who is awarded the construction services portion of the contract accepts the responsibility for the prices and risk associated with delivering the various components of the project that were quoted separately as listed in Appendix II.

Based on an evaluation of all the tenders, PAX Construction Ltd. represents the best overall value to the City for the construction of the Fraser Heights Recreation Centre Expansion project. The amount associated with the award of the contract as recommended in this report combines the low quote for each of the materials and trades components of the project with the General Contractor's fees, which is the "stipulated price" for the contract in the amount of \$4,501,516, excluding HST.

Funding in support of this contract is available within the Council-approved 2010 Capital budget.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the award of a contract to PAX Construction Ltd., as General Contractor, for the construction of the Fraser Heights Recreation Centre Expansion project with a total value of \$4,501,516, excluding HST, and set the expenditure authorization limit for the contract at \$4,850,000, excluding HST.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

SG:saw

Attachments:

Appendix I List of Proponents for General Contracting Services for the Project

Appendix II List of Proponents for Materials and Trades Components of the Project

General Contractors Proposals Received

Pax Construction Ltd.	(best value)	\$390,000
N. Wallace & Company Ltd.		
Wales McLelland Construction		
Ventana Construction Corp.		
Vanbots (a Division of Carillion Pacific Construction Inc.)		
Unitech Construction Management Ltd.		
Titan Construction		
Scott Construction Group		
Ram Construction Inc.		
ProCan Construction Ltd.		
PCL Constructors Westcoast Inc.		
Mierau Construction Ltd.		
Kinetic Construction Ltd.		
KDS Construction Ltd.		
ITC Construction Group		
Dominion Fairmile Construction Ltd.		
Avion Multiplex Construction Inc.		

Fraser Heights Recreation Centre - Expansion
Request for Quotes Results
(Only the lowest four results are listed)

Subtrade Quotes Received

1.	<u>Demolition</u>		
	• Staats	\$25,000	\$25,000
	• Tham	27,190	
	• Pacific Blasting	28,104	
	• T&T	35,500	
	• <u>Concrete Removal</u>		
	• Pacific Blasting	\$40,966	40,966
	• VMJ	42,488	
	• Westcoast	47,945	
	• Matcon	55,129	
2.	<u>Sitework</u>		
	• RDM	\$261,000	261,000
	• King Hoe	264,025	
	• Extreme	285,786	
	• Tag	299,225	
3.	<u>Asphalt Paving/Curbs/Sidewalks</u>		
	• Custom	\$59,510	59,510
	• Winvan	64,661	
	• Columbia Bit.	65,918	
	• J. Cewe	66,772	
4.	<u>Landscaping/Trees/Paths & Pavers/Fencing/Site Furnishings</u>		
	• Blue Pine	\$118,031	118,031
	• Brinkman	122,030	
	• Expert	122,991	
	• Ivy League	131,197	
5.	<u>Concrete Formwork</u>		
	• Newform	\$79,000	79,000
	• Straightline	110,000	
	• CWD	125,300	
	• Contech	155,875	

6.	<u>Rebar</u>		
	• Continental	\$40,973	\$40,973
	• Heritage	41,434	
	• Cobra	44,000	
	• Bar-None	44,200	
7.	<u>Metal Floor & Roof Deck</u>		
	• Flynn	\$58,425	58,425
	• Winton & Sons	68,808	
	• Riteway	70,400	
8.	<u>Millwork</u>		
	• Healthy Wood	\$211,854	211,854
	• CWC	213,300	
	• Shaw	231,170	
	• Woodtech	253,731	
9.	<u>Dampproofing</u>		
	• J's Waterproofing	\$2,000	2,000
10.	<u>Spray Fireproofing/Intumescent Paint</u>		
	• Greer	\$9,665	9,665
	• Westcor	14,100	
11.	<u>Cementitious Cladding</u>		
	• Flynn	\$108,888	108,888
	• Riteway	158,200	
12.	<u>Roofing</u>		
	• Raven	\$192,850	192,850
	• Marine	202,894	
	• Flynn	203,142	
	• Campbell & Grille	216,501	
13.	<u>Doors/Frames/Hardware</u>		
	• Accurate	\$51,800	51,800
	• Pinnacle	56,474	
	• Shanahan's	62,125	
14.	<u>Glazing</u>		
	• Nu-Glass	\$261,700	261,700
	• Phoenix	284,724	
	• 3E Glass	295,950	
	• Transparent	303,383	

15.	<u>Automatic Door Operators</u>		
	• Entrance Automation	\$6,900	\$6,900
16.	<u>Steel Stud/Drywall</u>		
	• Willetts	\$173,731	173,731
	• JP Drywall	183,888	
	• Tri-T	201,085	
	• Excel	203,995	
17.	<u>Stucco</u>		
	• PF Stucco	\$78,630	78,630
	• Charles	85,380	
	• Ernco	95,125	
	• Master	96,740	
18.	<u>Wood Flooring</u>		
	• Centaur	\$78,850	78,850
	• Advantage	81,947	
	• Sharp	87,750	
	• BC Hardwood	90,000	
19.	<u>Carpet/Resilient/Sports Flooring</u>		
	• Fast Track	\$64,779	64,779
	• DL Watts	70,716	
	• Westward	71,467	
	• Maxwell	82,956	
20.	<u>Painting</u>		
	• Korda	\$42,490	42,490
	• Combined	47,237	
	• Fine Touch	51,540	
	• M&L	51,550	
21.	<u>Signage</u>		
	• Signum	\$6,955	6,955
	• EEC	12,760	
	• Knight	19,615	

22. <u>Specialties</u>		
• <u>Washroom Accessories</u>		
- Shanahan's	\$5,071	\$5,071
• <u>Toilet/Shower Partitions</u>		
- Shanahan's	23,276	23,276
• <u>Roof Hatch</u>		
- Shanahan's	1,604	1,604
• <u>Lockers</u>		
- Shanahan's	65,208	65,208
• <u>Fire Extinguisher Cabinets</u>		
- Shanahan's	543	543
• <u>Stair Nosings</u>		
- Shanahan's	1,374	1,374
23. <u>Fall Restraint Anchors</u>		
• Atlas	12,380	12,380
24. <u>Modular/Pre Fab/Temporary Buildings</u>		
• <u>Washroom</u>		
- Britco	\$16,685	16,685
- Shelter	18,260	
• <u>Temporary Gym Equipment</u>		15,660
- Britco	15,660	
25. <u>Mechanical (Plumbing/HVAC/Sprinklers)</u>		
• Canstar	\$445,600	445,600
• Inlet	464,000	
• Dual	468,877	
• National	494,802	
26. <u>Electrical</u>		
• Glenco	\$259,200	259,200
• Elgar	261,200	
• Powerpoint	273,314	
• K&C	274,790	

Cash Allowances or Work by General Contractor

Repair Existing Floor	\$5,000
Stair #1 Benches	10,000
Interior Signage	5,000
Fire Safety Plans/Manuals	1,650
Bldg. Foundation Survey	1,500
Install Project Sign	850
Waste Management Plan	1,000
Precon Photos/Videos	600
On-Site Security	80,000
Elevator	58,500
Selective Demolition	73,345
Misc. Concrete Cut/Remove	4,500
Misc. Sitework	128,606
Misc. Formwork	11,000
Misc. Conc Work (incl conc supply)	233,471
Misc. Metals Installation	15,080
Rough & Finish Carpentry	96,915
Misc. Thermal/Moisture Protection	24,790
Door/Frame/Hardware Installation	14,810
Ceramic Tile	17,500
Structural/Misc. Steel	413,253
Room 210 Sport Floor Shortage	4,500
Misc. Specialties Installation	10,290
Temporary Bldgs. – Sitework	42,343
Bonding Allowance	36,375
Sub-Total	<hr/> 4,111,516
General Contrator's Fee	<hr/> 390,000
Total (excluding HST)	<hr/> \$4,501,516 <hr/>