

NO: **R242**

COUNCIL DATE: **November 26, 2012**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 22, 2012**

FROM: **General Manager, Planning and Development**

FILE: **o800-20 (Guildford  
Indoor Pool)**

SUBJECT: **Award of Contract for the Construction of Foundations and the Parkade for  
the Guildford Indoor Pool Project**

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## RECOMMENDATION

The Planning and Development Department recommends that Council approve the award of a contract to Heatherbrae Builders Co. Ltd. for the construction of the foundation and parking structure for the Guildford Indoor Pool as generally described in this report in the amount of \$4,601,569.48, excluding HST.

## PURPOSE

The purpose of this report is to obtain approval to award a contract related to the construction of the first phases of the Guildford Indoor Pool.

## BACKGROUND

The construction of a new Guildford indoor swimming pool (the "Project") was approved in the City's capital budget as part of the implementation of the Build Surrey program.

The Project is being implemented using a sequential tendering method in an effort to speed up the construction timeline and to secure materials and labour early in the process, which will assist in delivering the project on time and on budget. This report addresses the award of a contract for initial elements of the project, primarily related to below grade works. This is being done while the final detailed design and subsequent procurement process continues for the remaining elements of the project.

In February 2012, a Request for Expression of Interest and Statements of Qualifications (RFEI/SOQ 1220-050-2012-008) was issued for Construction Management Services for the Project. The RFEI/SOQ was advertised on the City's website and posted on the BC Bid Website. The RFEI/SOQ closed on February 20, 2012.

Through an evaluation process, five proponents were shortlisted and requested to submit a financial proposal. All five proponents submitted a proposal for each of two phases of work; being, firstly, pre-construction services and, secondly, general contractor services. Based on an evaluation of those proposals it was concluded that the proposal from Heatherbrae Builders Co. Ltd. provided the best value to the City. In April 2012 Heatherbrae Builders Co. Ltd. was awarded an initial contract for pre-construction services for the Project, which included assisting with the evaluation and value-engineering of the design, scheduling and cost estimating. Heatherbrae has performed these services at a satisfactory level and the contract with Heatherbrae is now proposed to be extended to include general contractor services for this portion of the Project.

### **Tender Process and Results**

Over the course of the fall Heatherbrae Builders Co. Ltd. and Turnbull Construction Services have been working with City staff to obtain quotations for the work related to the below grade works for the Project, including, among other things, foundations and the parkade. The work of each trade is being tendered separately with the intention of combining the lowest prices for each trade contractor under one general contractor that would then be assigned to Heatherbrae as the general contractor for this phase of the Project. The bidding process for each trade follows the City's Purchasing Policy. Invitations to submit quotations were published on the City's website, as well as on the BC Bid website under RFQ 1220-30-2012-20A. A list of the proponents who submitted a quotation for each element of the below-grade works for the Project is contained in Appendix I. In each case, the proponent providing the lowest quotation that fully met the specifications of the element of the Project to which the quotation pertained was awarded that element of work.

The lowest fully compliant quotation for each element of the work that was advertised has been combined into a "stipulated price" contract that includes an allowance for general conditions and contract management fees in a total amount of \$4,601,569.48, excluding HST. It is proposed that this contract be awarded to Heatherbrae Builders Co. Ltd. Heatherbrae will assume the risk associated with delivering the work of the contract within the stipulated price.

Additional contracts will be awarded at a later date in relation to the remaining elements of the Project. The same process will be followed in relation to selecting trades and in combining the related quotes into a contract that will be awarded as a stipulated price contract.

### **Funding**

Funding in support of this contract is available within the Council-approved 2012 Capital budget.

### **Project Schedule**

Construction of the Project will commence in December 2012 and is projected to be completed by the fall of 2014

## CONCLUSION

Based on the above discussion, it is recommended that Council approve the award of a contract to Heatherbrae Builders Co. Ltd. for the construction of the foundation and parking structure for the Guilford Indoor Pool as generally described in this report in the amount of \$4,601,569.48, excluding HST.

*Original signed by*

Jean Lamontagne

General Manager,

Planning and Development

JLL:saw

Attachments:

Appendix I Results of the Request for Quotations Process

**Guildford Pool Project  
Results of the Request for Quotations Process  
For the Below-Grade Works  
(Only the lowest four results are listed)**

1. **Electrical: (7 contractors provided bids – prices exclude HST)**

<b>Mott Electric GP</b>	<b>\$78,000.00</b>
Protec Installations Group	\$89,565.00
AWSE Electrical	\$92,270.00
Elgar Electric	\$96,600.00
  
2. **Mechanical: (10 contractors provided bids – prices exclude HST)**

<b>Pitt Meadows Plumbing</b>	<b>\$338,702.00</b>
Dual Mechanical	\$339,155.00
Trotter Morton Building Technologies	\$358,880.00
Daryl Evans Mechanical	\$368,742.00
  
3. **Rebar: (3 contractors provided bids – prices exclude HST)**

<b>Bar-None Reinforcing</b>	<b>\$562,100.00</b>
LMS Limited	\$569,500.00
Continental Rebar	\$720,889.00
  
4. **Security Door: (2 contractors provided bids – prices exclude HST)**

<b>Creative Door</b>	<b>\$ 8,700.00</b>
Shanahan's Limited	\$12,750.00
  
5. **Expansion Joints: (2 contractors provided bids – prices exclude HST)**

<b>Retro Specialty Contractors</b>	<b>\$33,970.00</b>
Shanahan's Limited	\$37,912.00
  
6. **Doors/Frames: (1 contractor provided bid – prices exclude HST)**

<b>Shanahan's Limited</b>	<b>\$10,495.00</b>
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7. **Detail Excavation: (1 contractor provided bid – prices exclude HST)**

<b>B&amp;B Contracting</b>	<b>\$383,890.00</b>
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8. **Concrete/Formwork: (6 contractors provided bids – prices exclude HST)**

<b>Heatherbrae Builders Co. Ltd.</b>	<b>\$2,577,000.00</b>
KOA Construction Ltd.	\$2,676,000.00*
Metroline Construction Ltd.	\$2,918,500.00*
Sepe Forming Ltd.	\$3,490,800.00*
Limen Forming West Ltd.	\$5,314,000.00*

*\*Indicates the proponent provided an incomplete submission - the low bid was included for each missing component for comparison purposes only*

9.	<b><u>Cash Allowances:</u></b>	
	Damp proofing/Drainage	\$51,000.00
	DP/DM Pool	\$80,000.00
	Semi rigid insulation	\$25,000.00
	Pull pit install for Elec	\$ 7,500.00
	Scan/coring for Mech	\$ 7,500.00
	Hydro cover up	\$11,975.00
	Allowance for temp fire escape	\$40,000.00
	<b>Sub-total Cash Allowances</b>	<b>\$222,975.00</b>
10.	<b>Sub-total (items 1-9 above)</b>	<b>\$4,215,832.00</b>
	General Conditions	\$322,500.00
	Contract Management Fees	\$63,237.48
	<b>Total Contract Value</b>	<b>\$4,601,569.48</b>