

NO: **R037**

COUNCIL DATE: **February 18, 2013**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 18, 2013**

FROM: **General Manager, Planning and Development** FILE: **o800-20**
General Manager, Finance & Technology (South Surrey Rec Centre)

SUBJECT: **Award of Contract for Construction of an Addition to the South Surrey Recreation Centre**

RECOMMENDATION

The Planning and Development Department and Finance & Technology Department recommend that Council:

1. Approve the award of a contract as generally described in this report to Heatherbrae Builders Co. Ltd., as General Contractor, to construct the South Surrey Recreation Centre Addition project at a total base value of the contract being \$6,666,884.00, excluding HST/GST; and
2. Authorize an expenditure authority for this contract of \$7,000,000.00, including contingencies but excluding HST/GST.

PURPOSE

The purpose of this report is to obtain approval to award a contract related to the construction of an addition to the South Surrey Recreation Centre.

BACKGROUND

Council approved the construction of the subject addition to the South Surrey Recreation Centre as part of the City's Capital budget.

A Request for Expressions of Interest ("RFEOI") was developed for the purpose of obtaining a General Contractor for pre-construction services for the project and to allow the City to lock-in prices related to the general conditions associated with construction of the project and for overall management of the construction project. The City issued RFEOI #1220-030-2012-022 by advertising it on the City's website and posting it on the BC Bid Website. Six submissions were received by the close of the process on May 24, 2012. The proponents are listed in Appendix I. Each of the submissions was evaluated in relation to the following criteria:

- Experience;
- Reputation;
- Expertise; and
- Cost.

It was concluded that the submission from Heatherbrae Builders Co. Ltd. provided the best value for the City. As a result in September 2012, Heatherbrae Builders Co. Ltd. was awarded a contract for pre-construction services for the project that included assisting with the evaluation of the design, scheduling and cost estimating.

DISCUSSION

An Invitation to Tender (# 1220-030-2012-36A) was issued for the project under which each component of the project was tendered separately. This process follows the City's competitive procurement policy. The Invitations to Tender for each component of the project were published on the City's website and posted on the BC Bid website.

Appendix II lists the quotations that were received in relation to each component that is required to complete the construction of the project. The low quote for each of component of the project is being combined with the low quote of all other components under a stipulated price contract which is proposed to be awarded to a General Contractor, who will then take on the risk of ensuring that all of the work related to project is completed at the stipulated price.

Given the quality of the work that Heatherbrae Builders Co. Ltd. has delivered under the pre-construction services contract and their proposal with respect to construction services (i.e., General Contractor services), staff is satisfied that Heatherbrae represents the best overall value to the City in relation to providing General Contractor services for the project.

When the costs associated with all of the trade components are combined with charges related to the General Contractor services under a stipulated price contract, the total contract value is \$6,666,884.00, excluding HST/GST.

Funding for this contract is available within the Council-approved Capital Budget.

Construction of the project it expected to commence mid February 2013 and be completed by Spring of 2014.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve the award of a contract as generally described in this report to Heatherbrae Builders Co. Ltd., as General Contractor, to construct the South Surrey Recreation Centre Addition project at a total base value of the contract being \$6,666,884.00, excluding HST/GST; and
- Authorize an expenditure authority for this contract of \$7,000,000.00, including contingencies but excluding HST/GST.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

Original signed by
Vivienne Wilke
General Manager
Finance & Technology

PJ:saw

Attachments:

- Appendix I List of General Contractors Who Submitted Proposals
Appendix II List of Quotes from Trades by Project Component

South Surrey Recreation Centre Addition
General Contractors Who Submitted a Proposal

Heatherbrae Builders Co. Ltd. (best value based on proposed \$6.0M construction cost)	\$449,700.00
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KDS Construction
Scott Construction Group
Novacom Construction Ltd.

South Surrey Recreation Centre Addition
List of Quotes Related to Project Components

Subtrade	Quotes Received	Low Quote
1. <u>Earthwork</u>		
• Vertex	562,578	562,578
• B&B	648,248	
• Ace	698,747	
2. <u>Sediment Control</u>		
• Stormtec	11,619	11,619
3. <u>Asphalt Paving/Curbs/Sidewalks</u>		
• Superior	50,069	50,069
• Winvan	55,680	
• Columbia Bit.	55,990	
4. <u>Landscaping/Trees/Paths & Pavers/Fencing/Site Furnishings</u>		
• Blue Pine	64,547	64,547
• Actual	66,330	
• Green as Grass	69,016	
• Expert Stone	70,472	
• Horizon	72,785	
• Modern Grounds	81,642	
• CLCS	81,900	
• Stoneage Cobblestone	119,870	
• Interpave	201,953	
5. <u>Site Concrete Work</u>		
• Heatherbrae Builders	130,033	130,033
• Interpave	134,098	
• CLCS	147,500	
6. <u>Building Concrete & Formwork</u>		
• Heatherbrae Builders	513,243	513,243
• Van Bros	515,500	
• KOA	548,800	
7. <u>Rebar</u>		
• LMS Group	87,457	87,457
• Harris Steel	107,500	
8. <u>Precast Concrete</u>		
• Sanderson	3,723	3,723

9.	<u>Structural Steel & Misc. Metalwork</u>		613,000
	• Lantec	613,000	
	• PMC	698,802	
	• All Steel	706,875	
	• Westcoast	Incomplete Bid	
10.	<u>Glulam Beams</u>		114,115
	• Structurlam	114,115	
	• Western Archrib	117,272	
	• Architectural Wood	119,000	
11.	<u>Millwork</u>		93,412
	• Heatherbrae	93,412	
	• JSV	136,738	
	• Towne	177,594	
	• JMV	198,856	
	• CWC	242,400	
	• Lortap	Incomplete Bid	
12.	<u>Metal Cladding</u>		114,255
	• <u>Link</u>	114,255	
	• <u>Summit</u>	119,398	
	• <u>Flynn</u>	130,152	
	• <u>Thermal Systems</u>	160,000	
13.	<u>Spray Foam Insulation</u>		19,963
	• Greer	19,963	
	• Westcor	21,700	
14.	<u>Sheet Membrane Waterproofing</u>		40,450
	• Metro	40,450	
15.	<u>Roofing</u>		413,900
	• Metro	413,900	
	• Chilliwack	416,640	
	• GRC	459,410	
	• Advanced	502,000	
	• Raven	503,120	
	• Bollman	510,900	
	• Olympic	520,725	
	• Pacific Restorations	528,180	
16.	<u>Wood Doors, Metal Doors & Frames & Hardware</u>		89,606
	• Allmar	89,606	
	• Shanahans	90,456	
	• McGregor	84,371	

17.	<u>Curtain Wall & Glazing</u>		
	• Midway	468,000	468,000
	• Concorde	482,840	
	• Phoenix	498,000	
	• Semiahoo	539,900	
	• Transparent	548,555	
18.	<u>Auto-Door Operators</u>		16,556
	Activated Door	16,556	
19.	<u>Steel Stud/Drywall</u>		
	• Peninsula	358,467	358,467
	• Celtic	374,549	
	• Winwood	381,861	
	• Turner	395,115	
	• Gallager	408,800	
	• Centura	430,700	
20.	<u>Tiling</u>		
	• Alpha	66,661	66,661
	• Jensen	69,800	
	• Star	78,000	
	• Bridgewater	89,070	
	• Advance	91,800	
	• Jensen	93,600	
	• Heritage	100,719	
	• Maxwell	137,878	
21.	<u>Wood Flooring</u>		
	• Centaur	35,825	35,825
	• Advantage	40,429	
22.	<u>Carpet/Resilient</u>		
	• Benefit	57,315	57,315
	• Groome	58,385	
	• Phils	58,500	
	• Fast Track	60,885	
	• DL Watts	61,176	

23. <u>Painting</u>		
• Golden Pacific	43,770	43,770
• Zelco	44,475	
• Spectrum	56,247	
• M&L	64,500	
• Oak	70,400	
• Westcan	72,710	
• El Shaddai	72,581	
• Seymour	80,186	
24. <u>Sandblasting</u>		
• M&L	12,150	12,150
25. <u>Specialties</u>		
• <u>Washroom Accessories</u>		
- Richelieu	9,885	9,885
• <u>Toilet Partitions</u>		
- Richelieu	5,310	5,310
• <u>Roof Hatch</u>		
- Maxam	2,950	2,950
• <u>Expansion Joints</u>		
- Shanahan's	28,335	28,335
• <u>Visual Display Surfaces</u>		
- Shanahan's	4,917	4,917
• <u>Floor Mats</u>		
- Shanahan's	1,226	1,226
26. <u>Fall Restraint Anchors</u>		
• ProBel	10,234	10,234
• Altas	14,180	
27. <u>Mechanical (Plumbing/HVAC/Sprinklers)</u>		
• Alpha	682,775	682,775
• Division 15	695,100	
• Triwest	710,000	
• Dual Mechanical	732,677	
• Ridgeway	726,144	
• Galaxy	Disqualified	

28. Electrical

• Glenco	841,777	841,777
• K&C Electric	852,945	
• MDE	897,095	
• Trotter Morton	917,000	
• Alpine West Systems	941,000	
• Powerpoint	987,973	
• Protec	998,500	
• Powerpros	999,340	
• Marathon	1,048,000	
• Western Pacific	1,049,556	
• Mott	1,158,000	

Cash Allowances or Work by General Contractor

642,721

Demolition, Concrete Coring & X-ray
Temporary Weather Protection & Roofing to Existing Building
Temporary Relocation of Reception/Administration
Misc. Concrete Work (including concrete supply)
Precast Concrete Install
Rough Carpentry
Finish Carpentry
Wood Siding & Soffit
Firestopping
Joint Sealants
Floor Preparation
Existing Geothermal Pipe Relocation (Geotility)
Gas Meter Upgrade
Gas Meter Enclosure
Temporary Signage
Interior Signage
Exterior Signage
Window Blinds
Reinstate Artwork

General Conditions

306,440

Sub-Total

\$6,517,284

General Contractor's Fee

149,600

Total (excluding HST/GST)

\$6,666,884