

NO: **R066**

COUNCIL DATE: **April 8, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 8, 2013**

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

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

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

RECOMMENDATION

The Planning and Development Department and Finance and Technology Department recommend that Council approve the award of a contract to Heatherbrae Builders Co. Ltd. for the construction of the Guildford Indoor Pool as generally described in this report in the amount of \$33,098,160.59, excluding GST.

PURPOSE

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

BACKGROUND

The construction of a new Guildford indoor swimming pool (the "Project") was approved as an element of the Build Surrey program in the City's Capital Budget.

In February 2012, a Request for Expressions 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 for the construction of the project. Based on an evaluation of the 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 the contract for pre-construction services for the Project, which included assisting with the evaluation and value-engineering of the design, scheduling and cost estimating for the Project. Heatherbrae has performed these services at a satisfactory level and it is now proposed that the contract with Heatherbrae be extended to include general contractor services for the construction of the Project.

The Project is being implemented using a sequential tendering method in an effort to expedite the construction timeline and to secure materials and labour early in the process, which will assist

in delivering the project on time and at the lowest cost. During its Regular meeting on November 22, 2012, Council approved the award of a construction contract for initial elements of the Project primarily related to below grade works. Since that time design work has continued and a final tender for the remainder of the construction of the Project was issued.

Tender Process and Results

Heatherbrae Builders Co. Ltd. and Turnbull Construction Services have been working with staff to obtain quotations for the work related to the remaining elements of the Project, beyond the foundations and the parkade, which were awarded in November 2012. The work of each trade is being tendered separately with the intention of combining the lowest price for each trade contractor into one general contract that would then be assigned to Heatherbrae as the general contractor for the Project. The bidding process for each trade has followed 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 1220-30-2012-020D. A list of the proponents who submitted a quotation for each element of the construction of the Project is contained in Appendix I. In each case, the proponent providing the lowest quotation that fully met the specifications of that 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 has been combined with the low quotes for all of the other elements into a "stipulated price" contract. The contract also includes an allowance for general conditions and contract management fees. The total amount of the contract is \$33,098,160.59, excluding GST. It is proposed that this contract be awarded to Heatherbrae Builders Co. Ltd. who will assume the risk associated with delivering the work of the contract within the stipulated price.

There are a couple of more contracts that will need to be awarded at a later date in relation to 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 to Heatherbrae Builders Col. Ltd.

Funding for this Contract

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

Overall Project Budget

The approved Capital Budget for the Project is \$40,700,000, including all hard and soft costs. Based on the tenders that have been issued to date and estimates for those elements of the Project that are still to be tendered, the Project is expected to cost \$46,300,000 to complete, which includes additional funding of \$600,000 that has been received from sundry sources for site improvements. An additional allocation of \$5,000,000 will be included in the 2014-2018 Five Year Financial Plan to provide the full funding for the Project through to its completion in the fall of 2014.

Project Schedule

Construction of the Project commenced in December 2012 and is expected 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 Guilford Indoor Pool as generally described in this report in the amount of \$33,098,160.59, excluding GST.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

Original signed by
Vivienne Wilke
General Manager,
Finance and Technology

JLL:saw

Attachments:

Appendix I Results of the Request for Quotations Process

Guildford Pool Project
Results of the Request for Quotations Process
(Only the lowest four complete and compliant bids are listed)

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

Protec Installations Group	*\$1,430,536.00
Pacificom Integration Ltd.	*\$1,723,550.00
Trotter & Morton	*\$1,723,663.06
Western Pacific Enterprises	*\$1,761,550.00

*Light fixture supply only amount of \$1,175,450.00 has been deducted from all bids.

2. **Mechanical: (5 contractors provided bids – prices exclude GST)**

Keith Plumbing and Heating	\$4,501,496.00
Ridgeway Mechanical	\$5,071,600.00
Georgia Mechanical	\$5,188,000.00
Pitt Meadows	\$5,434,334.00

3. **Doors & Hardware: (2 contractors provided bids – prices exclude GST)**

Shanahan's	\$336,151.69
CP Distributers	Incomplete Bid

4. **Precast Concrete: (4 contractors provided bids – prices exclude GST)**

Centura Building Systems (2013) Ltd.	\$893,000.00
Armtec	\$1,344,700.00
Surespan Structures Ltd.	\$1,800,200.00
Lookwood Bros. Concrete Co. Ltd.	Incomplete Bid

5. **Glazing: (4 contractors provided bids – prices exclude GST)**

Glastech Glazing Contractors Ltd.	\$1,040,461.79
Echo Glass	\$1,089,271.87
Columbia Glazing Systems	\$1,057,861.00
Semiahmoo Glass	\$1,149,000.00

6. **Roofing: (3 contractors provided bid – prices exclude GST)**

Mack Kirk Roofing & Sheet Metal	\$660,000.00
Villa Roofing	\$672,600.00
Advanced Systems	\$729,500.00

7. **Waterproofing: (2 contractors provided bid – prices exclude GST)**

Villa Roofing	\$318,200.00
Advanced Systems	\$345,100.00

8. **Trusses: (1 contractor provided bid – prices exclude GST)**

Structure Craft	\$1,680,602.00
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9. **Masonry: (4 contractors provided bid – prices exclude GST)**

HD Masonry	\$333,500.00
Limen Group	\$381,600.00
Gramcom Masonry Ltd.	\$438,408.00
IRA Masonry	Incomplete Bid

10. **Roof Anchors: (1 contractor provided bid – prices exclude GST)**

Pro-Bel Enterprises Ltd.	\$15,978.31
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11. **Painting: (5 contractors provided bid – prices exclude GST)**

Zelco Painting Ltd.	\$235,000.00
Wescan Painting & Decorating Ltd.	\$243,765.00
Fine Touch Painting & Decorating Ltd.	\$245,360.00
Concord Painting & Wallcovering Ltd.	\$248,000.00

12. **Fencing: (2 contractors provided bid – prices exclude GST)**

Rayburn Erectors Ltd.	\$4,625.50
Pro-Line Fence	\$14,133.60

13. **Formwork: (2 contractors provided bid – prices exclude GST)**

The Brenta Group	\$3,377,735.00
Acapulco Pools Limited	*\$1,528,565.00

*Incomplete bid, only pool concrete included.

14. **Tiles: (4 contractors provided bid – prices exclude GST)**

Jensen Contract Flooring Ltd.	\$1,308,100.00
Apex Granite & Tile	\$1,493,028.00
Star Tile Co. Ltd.	\$1,765,900.00
Acapulco Pool Ltd.	\$1,864,911.00

15. **Water Features: (1 contractor provided bid – prices exclude GST)**

Acapulco Pool Ltd.	\$146,604.00
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16. **Flooring: (4 contractors provided bid – prices exclude GST)**

Goome Floor Coverings Inc.	\$40,072.00
Maxwell Floors	\$40,854.00
Fast-Track Floors	\$46,385.00
Jensen Contract Flooring Ltd.	\$56,100.00

17. **Stucco: (2 contractors provided bid – prices exclude GST)**

Master Stucco Ltd.	\$86,420.00
Charles Joseph Plastering Ltd.	\$90,880.00

18. **Stainless Steel: (1 contractor provided bid – prices exclude GST)**

Crosstown Metal Industries Ltd.	\$99,230.00
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19. **Structural Steel: (4 contractors provided bid – prices exclude GST)**

PMC Builders	\$634,896.00
Sonic Steel Ltd.	\$735,000.00
Solid Rock Steel	Incomplete Bid
All Steel	Incomplete Bid

20. **Spray Insulation: (1 contractor provided bid – prices exclude GST)**

Greer Spray Foam Ltd.	\$9,119.00
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21. **Onsite & Offsite Civil & Road/Loading Construction:
(3 contractors provided bid – prices exclude GST)**

B&B Contracting Ltd.	\$482,600.00
Ace Excavation	Incomplete Bid
Jack Cewe Ltd.	Incomplete Bid

22. **Scaffold: (1 contractor provided bid – prices exclude GST)**

Skyline Scaffold Ltd.	\$25,429.29
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23. **Waterslide: (3 contractors provided bid – prices exclude GST)**

Acapulco Pool Ltd.	\$147,838.00
Whitewater	\$251,011.00
Aquatics by Westwind	Incomplete Bid

24. **Drywall-Steel/Stud-Acoustic: (3 contractors provided bid – prices exclude GST)**

Turner Bros. Contractors Ltd.	\$424,544.00
Centura Building Systems Ltd.	\$487,000.00
Gallagher Bros. Contractors Ltd.	\$606,500.00

25. **Auto Opener: (1 contractor provided bid – prices exclude GST)**

Entrance Automatic Systems Inc.	\$67,090.00
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26. **Pool Accessories: (2 contractors provided bid – prices exclude GST)**

DB Perks & Associates	\$255,987.01
Acapulco Pool Ltd.	\$269,759.00

27. **Pool Timing: (3 contractors provided bid – prices exclude GST)**

Acapulco Pool Ltd.	\$66,736.00
Travis Moss Aquatics	\$71,494.00
DB Perks & Associates	\$77,226.00

28. **Cash Allowances:**

Allowance for Light Fixture (Supply Only)	\$500,000.00
Allowance for AV & CCTV Equipment	\$140,000.00
Allowance for Foundation Wall Waterproofing & Rigid Insulation	\$192,300.00
Allowance for Backfill & Misc. Civil Work	\$1,226,900.00
Allowance for Revised/Simplified Landscape	\$1,400,000.00
Allowance for Roof Flashing Cap	\$35,000.00
Allowance for Rough & Finish Carpentry	\$400,000.00
Allowance for Millwork	\$200,000.00
Allowance for Reinforcement Steel	\$800,000.00
Allowance for Concrete Supply	\$800,000.00
Allowance for Tower Crane(s)	\$625,800.00
Allowance for Misc. Floor Treatment	\$100,000.00
Allowance for Waterslide Railing	\$40,000.00
Allowance for S/S Treatment	\$10,000.00
Allowance for S/S Hose Bibs	\$10,000.00
Allowance for Pool Testing, Dehumidification & Survey	\$15,000.00
Allowance for Turnstile Equipment	\$50,000.00
Allowance for Window Shades	\$20,000.00
Allowance for Misc. Sealant, Flashing, Fire Proof and Smoke Seal	\$70,000.00
Allowance for Existing Building Renovation Work	\$221,500.00
Allowance for Lockers	\$150,000.00
Allowance for Signage	\$30,000.00
Allowance for Interior Bridge	\$500,000.00
Sub-total Cash Allowances	\$7,536,500.00

Sub-total (items 1-28 above)	\$26,158,451.59
General Conditions	\$ 968,300.00
Contract Management Fees	\$ 446,762.52
Total Value to add to Contract	\$27,573,514.11
Previously awarded	\$ 5,524,646.48
Total Revised Contract Value	\$33,098,160.59