

NO: **R118**

COUNCIL DATE: **June 17, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 17, 2013**

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

FILE: **o800-20 (Main
Works Yard)**

SUBJECT: **Award of Contract for the Construction of the Staff Parking Lot for the
Main Works Yard Operations Centre**

RECOMMENDATION

The Planning and Development Department recommends that Council approve the award of a contract in the amount of \$1,075,475.76, excluding GST to Graham Construction & Engineering Inc. for the construction of the Staff Parking Lot for the Main Works Yard Operations Centre as generally described in this report.

INTENT

The purpose of this report is to obtain approval to award a contract related to the construction of a parking lot on 148 Street south of 66 Avenue in support of the redevelopment of the Main Works Yard.

BACKGROUND

The construction of a new Main Works Yard (the "Project") was approved as part of the Capital budget in 2013 under the Build Surrey Program.

The project is being constructed in phases to minimize its impact on City operations and to allow for a convenient transition to the new facility. Sequential tendering will be used for the Project. This report addresses the award of a contract for the first phase of the Project, being the construction of a new staff parking lot that will allow for the area of the current parking lot to be available for the Project.

In August 2012, a Request for Expressions of Interest and Statements of Qualification (RFEI/SOQ 1220-050-2012-032) 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. It closed on August 30, 2012.

Following the RFEI/SOQ process, five proponents were shortlisted and requested to submit a financial proposal including pricing, separately, for pre-construction services and for general contractor services. All five proponents responded. Based on an evaluation of the proposals it was concluded that the proposal from Graham Construction & Engineering Inc. ("Graham") provided the best overall value to the City.

In October 2012 Graham 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. Graham has performed these services at a satisfactory level and it is now proposed that the contract with Graham be extended to include general contractor services for construction of the Project.

Tender Process and Results

Since May 2013 Graham and the architect (Taylor Kurtz Architecture + Design Inc. in association with Rounthwaite Dick and Hadley Architects Inc.) have been working with City staff to obtain quotations for the work related to the Staff Parking Lot, which is the subject of this report.

The work of each trade is being tendered separately with the intention of selecting the lowest quote for each element of the work and combining them under one general contract that would then be assigned to Graham as the general contractor for construction of the Project.

In April 2013, a Request for Expression of Interest and Statements of Qualifications (RFEOI/SOQ # 1220-050-2013-017) was issued to prequalify trade contractors for the subject Parking Lot. The RFEOI/SOQ was advertised on the City's website and posted on the BC Bid Website. The RFEI/SOQ closed on April 11, 2013. An evaluation process resulted in 31 trade contractors being shortlisted and who were invited to submit quotations for various elements of work on the Parking Lot (known as Phase I).

A list of the proponents who submitted a quotation for each of various elements of work for Phase I of the Project is contained in Appendix I along with the respective price that they submitted. In each case, the bidder providing the lowest quotation that fully meets the specifications of the related work is being awarded that element of work.

The successful quote for element of the work is being combined into a "stipulated price" contract that includes an allowance for general conditions and contract management fees. This stipulated price contract amounts to \$1,075,475.76, excluding GST. This contract is proposed to be awarded to Graham. Graham 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 phases 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 Graham.

Funding

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

Project Schedule

Construction of the Project will commence in June 2013 with the construction of the subject parking lot and is expected to be completed by the fall of 2015.

CONCLUSION

Based on the above discussion, it is recommended that that Council approve the award of a contract in the amount of \$1,075,475.76, excluding GST, to Graham Construction & Engineering Inc. for the construction of the Staff Parking Lot for the Main Works Yard Operations Centre as generally described in this report.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

JLL:saw

Attachments:

Appendix I Results of the Request for Quotations Process

**Main Works Yard Ops Centre & Site Development Project
Results of the Request for Quotations Process
For Phase I – Staff Parking Works
(Only the lowest four results are listed)**

1. **Traffic Control: (2 contractors provided bids – prices exclude GST)**

DL Safety Consulting Ltd.	\$36,720.00*
Valley Traffic Systems Inc.	\$42,144.00*

*Adjusted bid values based on unit rates & equal duration.

2. **Temporary Site Fencing: (3 contractors provided bids – prices exclude GST)**

Super Save Group	\$1,225.00*
Rite-Way Rent A Fence Ltd. (A division of Rite-Way Group of Companies Ltd.)	\$1,540.00*
Yellow Fence Rentals Inc.	\$1,695.00*

*Adjusted bid values to include adding missing materials and mobilization allowance

3. **Site Security: (2 contractors provided bids – prices exclude GST)**

Polo Security services Ltd.	\$19,216.00*
Apple Security Inc.	\$23,365.00*

*Adjusted bid values based on unit rates & equal duration

4. **Excavation & Site Services: (6 contractors provided bids – prices exclude GST)**

King Hoe Excavating Ltd.	\$382,654.00*
Matcon Civil Constructors Inc.	\$387,656.00**
Triahn Enterprises Ltd.	\$407,051.00
Southwest Contracting Ltd.	\$431,100.00

*Adjusted bid value to include bonding and trenching for electrical

**Adjusted bid value to include excavation & sub base

5. **Site Paving: (7 contractors provided bids – prices exclude GST)**

Imperial Paving Ltd.	\$319,196.00*
RDM Enterprises ltd.	\$325,840.00
Lafarge Canada Inc. C.O.B. as Columbia Bitulithic	\$338,617.00*
Matcon Civil Constructors Inc.	\$348,800.00**

*Adjusted bid values to include credit for deleting signs and pavement marking for EVCS

**Adjusted bid value for deleting excavation and sub base

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

Horizon Landscape Contractors	\$85,525.00
Blue Pine Enterprises Ltd.	\$94,655.00
Canadian Lawn Care Services Ltd.	\$110,963.00

7. **Site Fencing: (4 contractors provided bid – prices exclude GST)**

Blue Pine Enterprises Ltd.	\$26,852.00
Progressive Fence Installations Ltd.	\$34,100.00
Streamline Fencing Ltd.	\$51,500.00
Rite-Way Door & Gate	\$16,165.00*
(A division of Rite-Way Group of Companies Ltd.)	

*Excluded from competition for not meeting specs and warranty requirements.

8. **Electrical: (6 contractors provided bids – prices exclude GST)**

Houle Electric Ltd.	\$109,000.00*
Protec Installations Group	\$109,445.00*
Canem Systems Ltd.	\$155,280.00
Bridge Electric Corp.	\$180,100.00*

*Adjusted bid values to include deleting EVCS and excavation

**Adjusted bid value to include deleting EVCS

9. **Sub-total (items 1-8 above) \$980,388.00**

General Conditions	\$74,000.00
Contract Management Fees	\$21,087.76

Total Contract Value \$1,075,475.76