

NO: R135

COUNCIL DATE: June 26, 2017

REGULAR COUNCIL

TO: Mayor & Council **DATE: June 21, 2017**

FROM: General Manager, Engineering **FILE: 5515-102**
General Manager, Parks, Recreation & Culture

SUBJECT: Award of Contract M.S. 5515-102 C1
West Village Park and District Energy Centre

RECOMMENDATION

The Engineering Department and Parks, Recreation & Culture Department recommend that Council:

1. Award Contract M.S. 5515-102 C1 to Scott Construction in the amount of \$17,320,733.85, including GST, for construction of the West Village Park and District Energy Centre; and
2. Set the expenditure authorization limit for Contract M.S. 5515-102 C1 at \$19,053,000.00, including GST and contingency.

SCOPE OF WORK

The construction package related to this contract consists of the West Village Park District Energy Centre, West Village Park and associated off-site works (the "Project"). This Project is planned at the northwest corner of 103A Avenue (Central Avenue) and 133 Street, as illustrated on the map attached to this report as Appendix "I" and in the renderings attached as Appendix "II".

The contract work is expected to start in June 2017 and be completed by the end of August 2018.

BACKGROUND

In June 2016, Request for Expressions of Interest and Statements of Qualifications No. 1220-050-2016-007 was issued for Construction Management Services for the Project.

Through an evaluation process, four proponents were shortlisted and requested to submit a financial proposal. All four proponents submitted a proposal for each of the following two phases of work:

1. Pre-construction services; and
2. General contractor services for the construction of the project.

Based on a thorough evaluation, it was concluded that the proposal from Scott Construction provided the best value to the City. In September 2016, Scott Construction was awarded the contract for pre-construction services for the Project, which included assisting with evaluation and value-engineering of the design, scheduling and cost estimating for the Project. Scott Construction has performed these services at a satisfactory level, and it is now proposed that the contract with Scott Construction be extended to include general contractor services for the remainder of construction of the Project.

TENDER PROCESS AND RESULTS

Scott Construction has obtained pricing for work related to the Project. The work of each trade element of the project tendered separately, with the intention of combining the lowest price for each element into one general contract that will then be assigned to Scott Construction as the general contractor for the Project.

The tender process for each element has followed the City's Purchasing Policy. Invitations to pre-qualify and/or submit quotations for each element of the Project were published on the BC Bid website and the City's website under RFP 1220-030-2016-033 A, B and C. A list of the proponents who submitted a quotation for each element of the Project is contained in Appendix "III". In each case, the proponent providing the lowest quotation that fully met the specifications is being recommended for award of that element of work.

The lowest quotations for each element of the Project are being combined into a "stipulated price" contract that includes an allowance for general conditions and contract management fees. The total amount of the current contract is \$17,320,733.85, including GST. It is recommended that this contract be awarded to Scott Construction who will assume the risk associated with delivering the work of the contract within the stipulated price.

A pre-bid estimate of \$16,629,900.00, including GST, was prepared by the City's consultant (Turner & Townsend). The overall tendered price amounts to a 4% increase over the consultant's estimate. This is likely a result of a construction market that is saturated, in addition to poor weather over the winter and spring which has delayed many existing projects into the summer. While it is possible, however uncertain, that a slightly lower price could be attained at a later date, the District Energy Utility requires that the project be completed in a timely manner in order to provide heating service to the new customer buildings connecting to the network in 2018.

SUSTAINABILITY CONSIDERATIONS

This Project supports the City's Sustainability Charter. The work of this contract relates to the Sustainability Charter themes of Infrastructure and Built Environment and Neighborhoods. In particular, this Project supports the following Desired Outcomes:

- Energy and Climate DO8: Neighbourhood-scale district energy systems provide low-carbon energy in dense urban neighbourhoods;
- Buildings and Sites SD13: Continue to support low-carbon district energy networks; and
- Buildings and Sites SD17: Better integrated community and corporate green building and infrastructure strategies.

FUNDING

Funding for this contract is available in the approved 2017-2018 budgets.

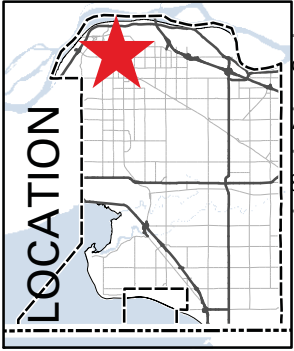
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I" - Map of Location - Contract M.S. 5515-102 C1

Appendix "II" - Renderings of West Village Park and District Energy Centre

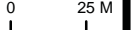
Appendix "III" - Results of the Tender Process for Various Elements of the West Village Park and District Energy Centre Project



LEGEND

 Project Location

Produced by GIS Section: 16-May-2017, C9W

Scale: 1:2,500 



CONTRACT M.S. 5515-102 C1 West Village Park and District Energy Centre

**ENGINEERING
DEPARTMENT**

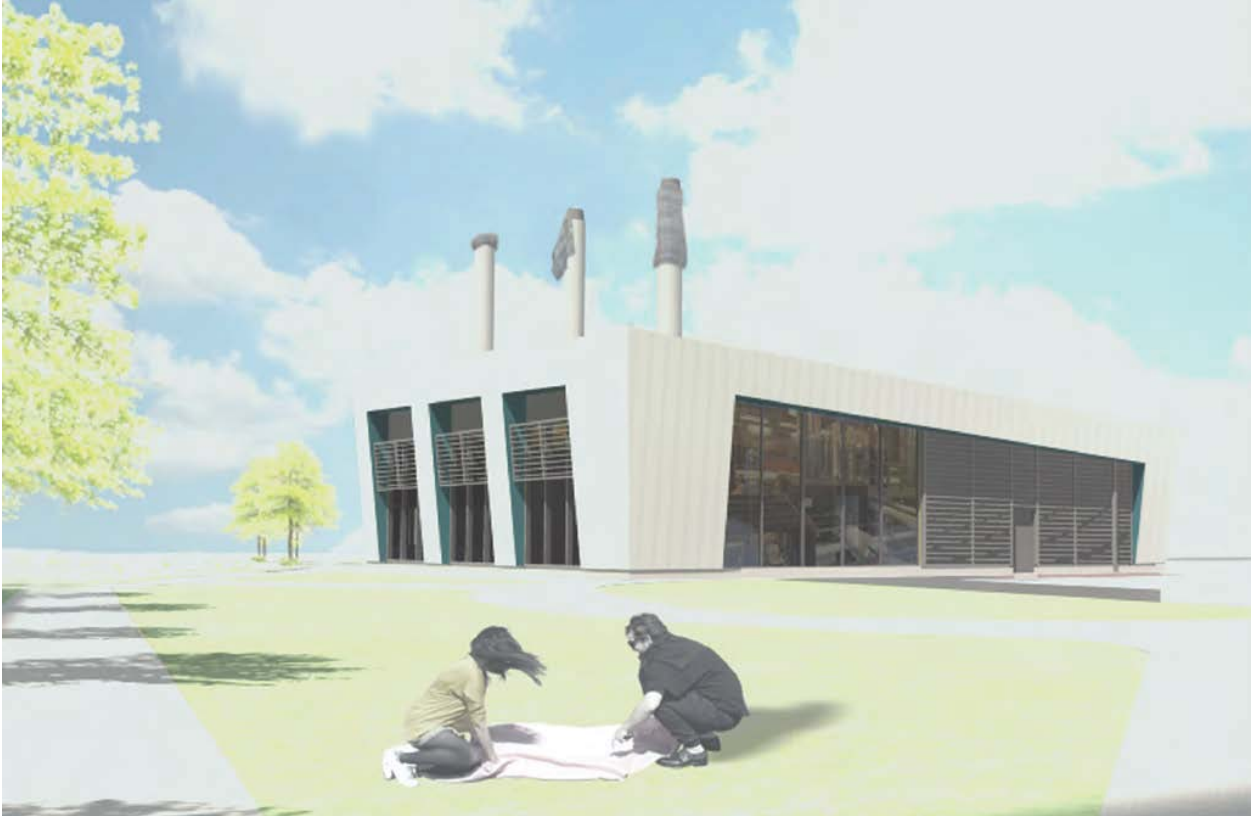
Renderings of West Village Park and District Energy Centre



Plant Rendering - Looking North (excluding Public Art Installation)



Plant Rendering - Looking West (excluding Public Art Installation)



Plant Rendering - Looking West (including Public Art Installation)

West Village Park and District Energy Centre Project
Results of the Tender Process
(Only the lowest three complete and compliant bids are listed)

1. **Division 2 – Earth Work: (3 contractors provided bids – prices exclude GST)**

Tybo Contracting Ltd. and Scott Construction	\$583,993.00
Mainland Group of Companies and Scott Construction	\$614,393.00
Ace Excavation Ltd. and Scott Construction	\$627,829.00

2. **Division 2 – District Energy Distribution Piping : (3 contractors provided bids – prices exclude GST)**

Trotter & Morton Group	\$157,980.00
Fred Welsh Ltd.	\$272,700.00
All Pro Services Ltd.	\$280,058.00

3. **Division 2 – Off-site Utilities: (3 contractors provided bids – prices exclude GST)**

Tybo Contracting Ltd and Scott Construction	\$1,054,894.00
TAG Construction Ltd.	\$1,067,138.00
Columbia Bitulithic	\$1,135,357.00

4. **Division 2 – Landscape: (3 contractors provided bids – prices exclude GST)**

North by Northwest Ventures Inc. and Scott Construction	\$635,036.00
Horizon Landscape Contractors	\$668,444.00
Stone Age Cobblestones	\$683,132.64

5. **Division 3 – Concrete Forming: (2 contractors provided bids – prices exclude GST)**

Sea-Jae Builders Ltd. and Scott Construction	\$781,006.00
G&G Construction Management Inc. and Scott Construction	\$796,406.00

6. **Division 3 – Reinforcing Steel: (2 contractors provided bids – prices exclude GST)**

LMS Reinforcing Steel Group and Scott Construction	\$201,750.00
Harris Rebar and Scott Construction	\$225,000.00

7. **Division 3 – Concrete Supply: (3 contractors provided bids – prices exclude GST)**

Burnco Rock Products Ltd. and Scott Construction	\$261,703.00
Remple Bros Concrete and Scott Construction	\$279,510.00
Lafarge Canada Inc. and Scott Construction	\$282,379.00

8. **Division 4 – Masonry Units: (2 contractors provided bids – prices exclude GST)**

SMD Masonry and Scott Construction	\$29,855.00
Wolf Masonry	\$32,208.00

9. **Division 5 – Metal Fabrication: (2 contractors provided bids – prices exclude GST)**

Marcon Metalfab and Scott Construction	\$327,582.00
Solid Rock Steel Fabricating Co. Ltd.	\$332,518.00

10. **Division 6 – Glue-Laminated Construction: (2 contractors provided bids – prices exclude GST)**

Seagate Structures Ltd. and Scott Construction	\$746,461.00
StructureCraft Builders Inc. and Scott Construction	\$789,624.00

11. **Division 6 – Rough & Finish Carpentry: (1 contractor provided a bid – price excludes GST)**

Scott Construction	\$102,764.00
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12. **Division 7 - Waterproofing: (1 contractor provided a bid – price excludes GST)**

Libra Envelope	\$47,124.00
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13. **Division 7 – Thermal Insulation: (1 contractor provided a bid – price excludes GST)**

Scott Construction	\$65,280.00
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14. **Division 7 – Composite Metal Wall Panels: (2 contractors provided bids – prices exclude GST)**

Keith Panel Systems Company Ltd. and Scott Construction	\$733,748.00
Lam Metal Contracting Ltd.	\$751,270.00

15. **Division 7 – Roof Panels: (2 contractors provided bids – prices exclude GST)**

Villa Roofing and Scott Construction	\$412,030.00
Lam Metal Contracting Ltd. and Scott Construction	\$457,910.00

16. **Division 7 – Roof Accessories: (1 contractor provided a bid – price excludes GST)**

Shanahans Limited Partnership	\$3,759.00
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17. **Division 7 – Spray-on Fireproofing: (1 contractor provided a bid – price excludes GST)**

Greer Contracting	\$4,464.00
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18. **Division 8 – Metal Door Hardware and Frames: (1 contractor provided a bid – price excludes GST)**

Shanahans Limited Partnership and Scott Construction	\$68,435.00
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19. **Division 8 – Coiling Doors, Grills and Shutters: (1 contractor provided a bid – price excludes GST)**

Shanahans Limited Partnership and Scott Construction	\$19,069.00
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20. **Division 8 – Glass and Glazing: (1 contractor provided a bid – price excludes GST)**

Scott Construction	\$8,500.00
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21. **Division 8 – Glazed Curtain Wall: (1 contractor provided a bid – price excludes GST)**

Columbia Glazing Systems Inc. and Scott Construction	\$296,475.00
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22. **Division 9 – Gypsum Wall Board: (3 contractors provided bids – prices exclude GST)**

Robertson Walls & Ceilings and Scott Construction	\$125,137.00
Sunco Drywall Ltd.	\$134,000.00
Fine Drywall Ltd.	\$160,500.00

23. **Division 9 – Fluid-Applied Flooring: (1 contractor provided a bid – price excludes GST)**

Scott Construction	\$4,650.00
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24. **Division 9 – Carpets: (1 contractor provided a bid – price excludes GST)**

Maxwell Floors Ltd. and Scott Construction	\$20,444.00
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25. **Division 9 – Painting and Finishes: (1 contractor provided a bid – price excludes GST)**

Spectrum Painting Ltd. and Scott Construction	\$199,075.00
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26. **Division 10 – Visual Display Boards and Washroom Accessories: (2 contractors provided bids – prices exclude GST)**

Richelieu Building Specialties	\$12,466.00
Shanahans Limited Partnership	\$15,920.00

27. **Division 10 – Exterior Architectural Louvres: (1 contractor provided a bid – price excludes GST)**

Scott Construction	\$62,216.00
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28. **Division 11 – Maintenance and Fall Arrest Systems: (1 contractor provided a bid – price excludes GST)**

Atlas Anchor Systems (BC) Ltd.	\$16,850.00
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29. **Division 12 – Window Coverings and Accessories: (2 contractors provided bids – prices exclude GST)**

Marbrom Enterprises Ltd. (DBA Cascadia Design Products)	\$6,630.00
Elite Window Fashions	\$7,325.00

30. **Division 15 – Mechanical: (3 contractors provided bids – prices exclude GST)**

Trotter & Morton Group and Scott Construction	\$5,098,455.00
Fred Welsh Ltd. and Scott Construction	\$5,190,446.00
Aecon Infrastructure Group	\$5,872,067.00

31. **Division 15 – Mechanical (Supply of Boilers): (3 contractors provided bids – prices exclude GST) – RFQ. 1220-040-2016-059**

Sterling Combustion Inc.	\$1,070,000.00
Novatherm Inc.	\$1,082,840.00
Emona Sales Ltd.	\$1,113,229.93

32. **Division 16 - Electrical: (5 contractors provided bids – prices exclude GST; only lowest three complete and compliant bids shown below)**

Western Pacific Enterprises and Scott Construction	\$1,684,211.00
Trotter & Morton Group	\$1,769,800.00
Bridge Electric Corp.	\$1,796,000.00

33. **Cash Allowances:**

Allowance for supply of district energy pipe	\$130,000.00
Allowance for removal of temporary boiler plant	\$18,000.00
Allowance for civil services for district energy piping	\$225,000.00
Allowance for erosion and sediment control	\$50,000.00
Allowance for site fencing	\$25,000.00
Allowance for architectural woodwork	\$45,000.00
Allowance for fire stopping	\$5,264.00
Allowance for caulking and sealant	\$18,000.00
Allowance for acoustic wall treatment	\$20,000.00
Allowance for identifying devices	\$17,000.00
Allowance for storage shelving and benches	\$2,800.00
Allowance for hoists and cranes	\$15,000.00
Sub-total Cash Allowances	\$571,064.00

Sub-total (Items 1 - 33 above)	\$15,413,106.00
Bonding	\$ 164,960.00
General Conditions	\$ 703,424.00
Contract Management Fees (1.3%)	\$ 214,447.00
Total Value	<u>\$ 16,495,937.00</u>