

Through an evaluation process, six proponents were shortlisted and invited to submit a proposal (RFP1220-030-2017-031). All six proponents submitted a proposal for the Project, consisting, firstly, of pre-construction services, and, secondly, of general contractor services. Based on an evaluation of the proposals it was concluded that the proposal from EllisDon provided the best value to the City. In July 2017 EllisDon was awarded an initial contract for pre-construction services for the Project.

DISCUSSION

On May 28, 2018, Council approved award of Phase 1 of the construction works under Corporate Report R123, to lock in scopes of work with low bidders for some critical scopes of work.

The contract with EllisDon is now proposed to be extended to include general contractor services for Phase 2 works on the Project to the complete scope of the works.

Tender Process

Since January 2018 EllisDon and the architect (HCMA Architecture + Design) have been working with Turnbull Construction Project Managers and City staff to obtain quotations for the components of work related to Phase 2 of the Project. This work includes all remaining scopes of work. A RFEOI was issued in February 2018 for the prequalification of trades and advertised on the BC Bid Website.

Quotation Process

On March 24, 2018, two packages were issued for quotations to prequalified trade contractors (under RFP 1220-030-2017-031 B) titled Tender Package #3 & Tender Package #4 and closed on April 19, 2018 & April 24, 2018. A third package was issued for quotation for all other trade contractors (under RFP 1220-030-2017-031B) titled "Tender Package #5 (TP#5) Final Building Elements (Trade Contractors)" and was publicly advertised on the City Website and BCBid.

The work of Phase 2 is being awarded in components with the intention of combining the lowest price bid for each component under one general contract that would then be assigned to EllisDon as the general contractor for this Project. A list of the proponents who submitted a quotation for each component of Phase 2 of the Project is contained in Appendix I attached to this report. The proponent providing the lowest quotation that fully met the specifications for the related work, to which the quotation pertained, is being awarded that component of work.

General Contract

As mentioned above, the lowest fully compliant quotation for each component of the Phase 2 work is being combined into a "stipulated price" contract that includes an allowance for general conditions and contract management fees. This stipulated price contract totals \$39,652,837.62, including GST. It is proposed that this contract be awarded to EllisDon, who will assume the risk associated with delivering the work of the contract within the stipulated price.

Project Schedule

Construction of Phase 2 of the Project will commence in June/July 2018, and expected completion in Summer 2020.

Funding

Funding for this Project is available within the approved budget in the Five Year Financial Plan – Capital Program.

SUSTAINABILITY CONSIDERATIONS

The City recognizes the value of creating a sustainable facility. This Project aligns with the following Desired Outcomes (DO) in the Sustainability Charter 2.0.

Built Environment and Neighbourhoods

- DO8:** The built environment enhances quality of life, happiness and well-being
- DO11:** Surrey is at the forefront of sustainable and restorative building design and technology.

CONCLUSION

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

- Award Contract No. 1220-030-2017-031 (Phase 2) to EllisDon Corporation in the amount of \$39,652,837.62, including GST, total contract value after addition of Phase 2 Construction scope;
- Set the expenditure authorization limit for Contract No. 1220-030-2017-031 (Phase 2) at \$41,500,000, including GST and contingency; and
- Authorize the General Manager, Planning & Development, or his designate, to execute Contract No. 1220-030-2017-031 (Phase 2) and related change orders.

Original signed by
Jean Lamontagne
General Manager, Planning & Development

JLL/SG/ar

Appendix “I” Results of the Request for Quotations Process

**Results of the Request for Quotations Process
Clayton Community Centre
(Only the lowest three complete and compliant bids are listed)**

1. **Glulam Supply: (1 contractor provided bid – prices exclude GST)**

Western Archrib a Division of 316291 Alberta Ltd.	\$1,874,036.00
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2. **Glulam Install: (1 contractors provided bid – prices exclude GST)**

Seagate Structures Ltd.	\$558,890.00
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3. **Architectural Woodwork & Finish Carpentry: (4 contractors provided bids – prices exclude GST)**

Fraser Valley Industries Ltd.	\$970,590.00
Morinwood MFG Ltd.	\$1,191,752.00
Feature Millwork Inc.	\$1,250,825.00

4. **Concrete Reinforcement: (3 contractors provided bids – prices exclude GST)**

LMS Reinforcing Steel Corp.	\$811,500.00
Heritage Steel Sales Ltd.	\$843,150.00
Bar-None Reinforcing a Division of Harris Steel ULC.	Quote expired

5. **Below Grade Waterproofing & Insulation: (1 contractors provided bid – prices exclude GST)**

Greer Contracting Ltd.	\$431,385.00
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6. **Exterior Metal Cladding: (4 contractors provided bids – prices exclude GST)**

Metro Roofing & Sheet Metal Ltd.	\$1,297,041.00
Lam Metals Contracting Ltd.	\$1,314,000.00
Thermal Systems KWC Ltd.	\$1,685,450.00

7. **Passive House Curtainwall: (4 contractors provided bids – prices exclude GST)**

Blackcomb Glass Ltd.	\$2,097,655.00
Barde Glazing Inc. / Alternate Glazing Systems Ltd.	\$2,118,774.00
Glstech Glazing Contractors Ltd.	\$3,588,536.00

8. **Interior Glazing Assemblies: (3 contractors provided bids – prices exclude GST)**

Barde Glazing Inc. / Alternate Glazing Systems Ltd.	\$758,025.00
Blackcomb Glass Ltd.	\$995,926.00
Glstech Glazing Contractors Ltd.	\$1,081,673.00

9. **Gypsum Board Assemblies: (3 contractors provided bids – prices exclude GST)**

Robertson Construction Ltd. Db a Robertson Walls & Ceilings	\$2,572,283.00
Sunco Drywall Ltd.	\$2,799,000.00
Centura Building Systems (2017) Ltd.	\$2,856,850.00

10. **Floor & Wall Tile: (3 contractors provided bids – prices exclude GST)**

Atmosphere Interiors Ltd.	\$205,643.00
Robertson Floors Ltd.	\$254,150.00
Apex Granite & Tile Inc.	\$456,198.00

11. **Vinyl, Carpet, Turf & Athletic Flooring: (3 contractors provided bids – prices exclude GST)**

Atmosphere Floors Ltd.	\$214,336.00
Robertson Floors Ltd.	\$227,000.00
Maxwell Floors Ltd.	\$247,595.00

12. **Conveying Devices (Elevators): (2 contractors provided bids – prices exclude GST)**

KONE Inc.	\$324,616.00
Thyssenkrupp Elevator (Canada) Limited	Non-compliant bid

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

Black & McDonald Limited	\$4,903,050.00
Trotter & Morton Building Technologies Inc.	\$5,249,228.00
Division 15 Mechanical Ltd.	\$5,306,850.00

14. **Electrical: (5 contractors provided bids – prices exclude GST)**

Houle Electric	\$3,494,770.00
Mott Electric General Partnership	\$4,050,000.00
Canem Systems Ltd.	\$4,499,500.00

15. **Supply of Concrete: (4 contractors provided bids – prices exclude GST)**

EllisDon Corporation / Burnco Rock Products Ltd.	\$817,476.00
EllisDon Corporation / Lafarge Canada Inc.	\$859,657.76
EllisDon Corporation / Graestone Ready Mix Inc.	\$868,813.49

16. **Roof Anchors: (2 contractors provided bids – prices exclude GST)**

Atlas Anchors Systems (BC) Ltd.	\$49,360.00
Probel Enterprises Ltd.	\$61,820.00

17. **TPO Membrane Roofing: (5 contractors provided bids – prices exclude GST)**

Flynn Canada Ltd.	\$1,041,460.00
Metro Roofing & Sheet Metal Ltd.	\$1,095,178.00
Cascade Roofing & Exteriors Ltd.	\$1,332,071.00

18. **Specialty Doors (Overhead & Shutters): (2 contractors provided bids – prices exclude GST)**

Assa Abloy Entrance System Canada Inc.	\$32,700.00
Shanahan's Limited Partnership	\$34,965.00

19. **Interior Doors, Frames & Hardware: (3 contractors provided bids – prices exclude GST)**

C.P. Distributors Ltd.	\$441,734.00
Upper Canada Specialty Hardware Ltd.	\$536,092.00
Shanahan's Limited Partnership	\$596,238.00

20. **Rough Carpentry: (1 contractors provided bid – prices exclude GST)**

EllisDon Corporation	\$225,574.00
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21. **SOG Air & Vapour Barrier: (1 contractors provided bid – prices exclude GST)**

EllisDon Corporation	\$35,390.00
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22. **Wall Finishes: (4 contractors provided bids – prices exclude GST)**

Zelco Painting Ltd.	\$310,446.00
Spectrum Painting Ltd.	\$316,800.00
Décor 8 Painting (1990) Ltd.	\$374,160.00

22. **Miscellaneous Specialties: (3 contractors provided bids – prices exclude GST)**

C.P. Distributors Ltd.	\$268,816.00
Shanahan's Building Specialties	Incomplete bid
Oxford Builders	Incomplete bid

25. **Cash Allowances (prices exclude GST)**

Allowance for Landscape, Hardscape, Site Furnishings	\$2,000,000.00
Allowance for Window Coverings	\$13,000.00
Allowance for Sports Equipment	\$106,000.00
Allowance for Fireplace	\$10,000.00
Allowance for Mirrors	\$58,000.00
Allowance for Interior & Exterior Signage	\$75,000.00
Allowance for Glulam Engineering and protection	\$100,000.00
Allowance for Asphalt Paving & Base	\$340,000.00
Allowance for Floor Preparation	\$142,000.00
Allowance for Turnstiles	\$120,000.00
Allowance for Polished Floor	\$250,000.00
Allowance for Sprung Wood Floor	\$250,000.00
Allowance for Masonry	\$300,000.00
Allowance for Connection Reinforcement at Roof Anchors	\$10,000.00
Allowance for Caulking, Firestopping & Sealants	\$52,000.00
Sub-total Cash Allowances	\$3,826,000.00

Sub-total Phase 2 (items 1 - 25 above)	\$ 27,562,776.00
Subguard Insurance for Phase 2 (\$10/\$1000)	\$ 275,627.76
Contract Management Fees for Phase 2	\$ 560,162.97
Total Value Phase 2	\$ 28,398,566.73
Previously awarded (Phase 1)	\$ 9,366,040.52
Total Revised Contract Value (excluding applicable taxes)	\$ 37,764,607.25
GST (5%)	\$ 1,888,230.36
Total Contract Value (including GST)	\$ 39,652,837.62