



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Award of Tender T2023-012, McBurney Plaza  
Redevelopment**

File #: 5240.01

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From: Hirod Gill, P.Eng.  
Manager of Engineering Services

Date: September 25, 2023

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## RECOMMENDATION:

1. THAT Tender T2023-012, McBurney Plaza Redevelopment be awarded to Cedar Crest Lands (BC) Ltd. In the amount of \$529,395.00 (excluding GST);
  2. That a project contingency of 20% or \$105,879 (excluding GST) be approved to address potential variations; and
  3. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for Tender T2023-012.
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## PURPOSE:

The purpose of this report is to seek authorization from Council to award the tender T2023-012, McBurney Plaza Redevelopment.

## POLICY:

Purchasing Policy FN-12: City Council approval required for entering contracts for goods or services over \$375,000.

## COMMENTS/ANALYSIS:

The construction package related to this Contract consists of installing new concrete pavers, concrete substructure, wood benching, tree preservation and planting. The City identified the need to replace existing plaza's wood decking as it was deteriorating and required constant maintenance by the City's maintenance crews.

The Contractors for the Tender T2023-012 for the McBurney Plaza Redevelopment were first shortlisted as a part of the City's pre-selection process, which started with posting of a Request for Expression of Interest (RFEOI) on BC Bid. The RFEOI 2023-006 submissions were evaluated, and 2 out of 3 contractors were selected subsequently to submit their bids for the tender T2023-012. The two pre-qualified contractors submitted their bids.

The Contract work is expected to start in early November 2023 and complete it by February 2024. The City will maintain uninterrupted access at all times to pedestrians and local businesses fronting the plaza during the course of this project.

## TENDER RESULTS

Tenders for the subject Contract were opened on August 10, 2023 with the following results:

<b>Contractor</b>	<b>Tendered Amount (excluding GST)</b>
1. Cedar Crest Lands (BC) Ltd.	\$529,395.00
2. Fricia Construction Inc.	\$624,161.92

## EVALUATION

The City reviewed the received bids for accuracy and completeness and the low bidder was deemed compliant and as such the City may accept the low bidder's tender.

All submissions included the required 10% bid bond and were signed on the Tender Form. Both received bids were based on construction being permitted for 60 working days from 7:00 a.m. to 7:00 p.m., Monday through Friday. The permitted daily construction hours are in compliance with the City's Noise Bylaw No. 2628.

Cedar Crest Lands (BC) Ltd. past performance on similar works has been satisfactory. They have no outstanding legal claims against the City. It is recommended that Cedar Crest Lands (BC) Ltd. be awarded Contract No. T2023-012.

## BUDGET IMPLICATIONS:

The 2023 Capital Improvement Plan table below shows a budget breakdown of the project budget.

**Budget Breakdown:**

<b>Account #</b>	<b>Project Description</b>	<b>Budget (Excluding GST)</b>
63016	Hapa Collaborative consulting contract administrations and construction inspection services	\$29,651
63016	Hapa Collaborative consulting design services	\$13,009
63016	Contract No T2023-012, Cedar Crest Lands (BC) Ltd Construction	\$529,395
63016	Contingency 20% for Construction	\$105,879
63016	<b>Total Budget Requirements =</b>	<b>\$677,934</b>
63016	Current Funding =	\$329,781
63016	Funding Increase Request (Budget Amendment #2) =	\$350,000
	<b>Total Budget =</b>	<b>\$679,781</b>

The low bidder's tender is currently over the City's initially approved 2023 approved budget of \$329,781. The "Financial Plan 2023 – 2027, Bylaw 2023, No. 3233, Amendment No.2, Bylaw No. 3255" has been presented for Council consideration on September 25, 2023, that includes a request for budget increase in the amount of \$350,000 to provide enough funds for the award of Tender T2023-012 and also to provide funds for the consulting design and construction engineering services.

**ALTERNATIVES:**

The alternative is to not award the contract and re-tender the project next year with a revised scope.



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Hirod Gill, P.Eng.  
Manager of Engineering Services



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David Pollock, P.Eng.  
Director of Engineering, Parks and Environment.

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer