



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Award of Tender T2024-005, Douglas Recreation Centre – Child Care Expansion/Renovation

File #: [Required]

Doc #:

From: Karlo Tamondong
Recreation Supervisor

Date: April 22, 2024

RECOMMENDATION:

1. THAT City Council award the Tender T2024-005 Douglas Recreation Centre – Childcare Expansion/Renovation to Edifice Construction Inc. in the amount of \$2,763,861.39 plus a contingency of 15%, totalling \$3,178,440.60 (excluding GST and Separate Prices).
2. THAT City Council authorize the Recreation Supervisor, the Director of Recreation, Culture and Community Services and the Corporate Officer to execute the contract document for the T2024-005 Douglas Recreation Centre – Child Care Expansion/Renovation.

PURPOSE:

The purpose of the report is to seek authorization from Council to award the Douglas Recreation Centre – Childcare Expansion/Renovation Tender T2024-005 to Edifice Construction Inc.

POLICY:

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

COMMENTS/ANALYSIS:

The Douglas Recreation Centre – Childcare Expansion/Renovation project was posted on BC Bid and the scope of work included renovation of the second floor, multipurpose and preschool rooms to convert into licensed childcare spaces, addition of infant care spaces, relocation of all mechanical systems, renovation of the games room to convert as offices and staff room, addition of an elevator, addition of a multi-purpose space for Douglas Park special events and two additional playground for infants and preschool.

12 (twelve) bids were received, 11 (eleven) of which are substantially compliant with the bid form requirements and all the bids received were below the target Class A Cost Estimate budget. Edifice Construction Inc. is the lowest compliant bidder at \$2,763,861.39. The evaluation criteria are based on project understanding, quality of the proposal, project team, experience and references, schedule, and price at \$2,763,861.39 (excluding GST and Separate Prices).

Bidders were also asked to send in separate price items for asbestos and hazard abatement, painting of the upper gymnasium walls and the relocation of our storm pipes. Furthermore, there will be additional fees for data cabling and cameras installation allocated from the IT budget.

A list of Bidders and bid prices is provided below for reference. A tender bid analysis was completed by the City's consultant Carscadden Stokes McDonald Architects Inc.

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<i>Contractor</i>	<i>Base Bid Price (Excluding GST & Separate Prices)</i>
Metro Vancouver Construction Ltd.	\$2,649,999.00
Edifice Construction Inc.	\$2,763,861.39
Liberty Contract Management Inc.	\$2,999,508.00
Sitka West Projects Inc.	\$3,060,000.00
Dawn Construction Ltd.	\$3,095,993.07
RJS Construction Ltd.	\$3,230,079.00
Novacom Building Partners	\$3,507,916.42
Spire Construction Inc.	\$3,652,899.00
Holaco Construction Ltd.	\$3,751,000.00
Froude Management Inc.	\$3,995,255.00
IDR Commercial Construction Management Inc.	\$4,041,826.00
Heatherbrae Builders Co Ltd.	\$4,230,000.00

Evaluation:

All submissions were reviewed by the City's consultant for completeness, errors, and compliance to the tendering specifications. Edifice Construction Inc. was found to be the lowest compliant bidder. Their past performance on similar works with the consultant has been satisfactory. It is recommended that Edifice Construction Inc. be awarded contract No. T2024-005 for the tendered amount of \$2,763,861.39 excluding taxes.

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BUDGET IMPLICATIONS:

Total Funding (#61387)	
Childcare BC New Spaces Fund	\$4,373,189.85
Federal Grant (elevator)	\$100,000.00
Casino Funding	\$100,000.00
City of Langley - 2023 Capital	\$245,000.00
City of Langley - (Combined DRC Accts)	\$256,730.00
Total Available Funding	\$5,074,919.85

Construction Budget	
Consulting Services	\$ 384,569.00
Building/Construction	\$ 2,763,861.39
Separate Prices	\$ 12,600.00
Total Construction Cost	\$ 3,161,030.39
Other Expenses	
Fix Furniture & Equipment	\$ 200,000.00
Two Passenger Bus/Van	\$ 250,000.00
Total Other Expenses	\$ 450,000.00
Sub-Total	\$ 3,611,030.39
Contingency (15%)	\$ 541,654.56
Total Expenses	\$ 4,152,684.95

The total project cost of \$4,152,684.95 is within the available capital budget of \$5,074,030.29. Surplus funding may need to be returned to the province.

ALTERNATIVES:

Do not proceed with the renovation and return the funding to the province.

Respectfully Submitted,



Karlo Tamondong
Recreation Supervisor

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Concurrence:



Kim Hilton
Director of Recreation, Culture
and Community Services

Concurrence:



Darrin Leite
Director of Corporate Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer