



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Award of Tender T2024-013, Douglas Park Public Washroom

File #: 5210.00

Doc #: 195336

From: Goran Corda, BTEch
Project Manager

Date: June 17, 2024

RECOMMENDATION:

1. THAT Tender T2024-013, Douglas Park Public Washroom be awarded to Pacific Casa Construction Inc. for the tendered amount of \$ 545,196.04 (excluding GST),
 2. THAT McElhanney Ltd. be appointed to undertake the construction administration for \$77,981.00 excluding taxes,
 3. THAT a contingency allowance of \$76,822.96 be approved, to be used only for unforeseen issues; and
 4. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for "Tender T2024-013, Douglas Park Public Washroom".
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PURPOSE:

The purpose of this report is to seek authorization from Council to award the tender T2024-013, Douglas Park Public Washroom. The location and scope of the proposed works are indicated in Appendix 1 of this report.

POLICY:

In accordance with Purchasing Policy FN-12, Council approval is required for entering contracts for goods or services over \$375,000.

COMMENTS/ANALYSIS:

The Tender T2024-013, Douglas Park Public Washroom was publicly advertised on BC Bid. The contract consists of constructing a new detached public washroom in Douglas Park just south of the Douglas Recreation Centre Building, adjacent to the pickleball courts. The location of the project is shown in Appendix 1.

The Contract work is expected to start in July 2024 and be completed within 60 working days. The construction area will be fenced for public safety and pedestrian traffic will be maintained through the park for the duration of the project.

The City retained McElhanney Ltd. to undertake the design of the new washroom building and it is proposed that McElhanney undertake the construction administration and inspections of the project at a cost of \$77,981.00.

A contingency allowance of \$64,037.96 has been included to address unexpected issues that may arise during construction. This allocation will only be utilized if warranted by the project administrators.

Tender Results:

Five (5) tenders for the subject Contract were opened on May 22, 2024 with the following results:

No.	Contractor	Total Tender Price (excluding GST)	Bid Compliance
1	Pacific Casa Construction Inc.	\$ 545,196.04	Compliant
2	RJS Construction Ltd.		Non-compliant
3	Holaco Construction (1997) Ltd.		Non-compliant
4	Chandos Construction LP		Non-compliant
5	Pangu Design & Build Inc.		Non-compliant

Evaluation:

The tender submissions have been reviewed by the Contract Administrator (CA) and City staff for accuracy, completeness and compliance.

All the tender submissions were signed on the Tender Form. The lowest tender submission included the 10% bid bond, acknowledged all addendums and is deemed compliant. All other tender submissions were deemed non-compliant for a variety of reasons. Reasons such as not acknowledging addendums, not providing bid bonds, conditional tender submissions and schedule of quantities omissions or errors.

It is recommended that the contract is awarded to Pacific Casa Construction Inc. the low bidder. References were checked and it was confirmed that Pacific Casa Construction Inc. has successfully completed similar projects. It is recommended that Pacific Casa Construction Inc. be awarded Contract No. T2024-013.

The Tender Submissions were based on a construction schedule that allowed for the work to be completed within 120 working days. The permitted daily work hours will be from 7:00 a.m. to 7:00 p.m., Monday through Friday.

BUDGET IMPLICATIONS:

The 2024 Capital Improvement Plan has allocated budget for the construction as per the budget table below.

Budget Allocation:

Account No.	Description	Budget
63095	Douglas Park Washroom	\$ 687,215.00
	Total Available Budget	\$ 687,215.00

Expenses:

Pacific Casa Construction Inc.	\$ 545,196.04
Construction Administration & Inspection	\$ 77,981.00
Contingency	\$ 64,037.96
Total Expenses	\$ 687,215.00

The total project cost is within the City's 2024 capital budget.

Respectfully Submitted,



Goran Corda, BTech
Project Manager

Concurrence:



Kyle Simpson
Acting Director of Engineering, Parks and
Environment

Concurrence:



Darrin Lite, CPA, CA
Director of Corporate Services

Attachment:

1. Appendix 1 - Project Location

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

APPENDIX 1: Project Location



Project Location: Douglas Park Public Washroom (20550 Douglas Crescent)