



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Tender Award T2024-014, Fraser Highway One-way Utilities and Public Realm

File #: 5210.00

Doc #: 196178

From: Goran Corda, BTEch
Project Manager

Date: July 22, 2024

RECOMMENDATION:

1. THAT “Tender T2024-014, Fraser Highway One-way Utilities and Public Realm” be awarded to B&B Heavy Civil Construction Ltd. for the tendered amount of \$16,038,600.00 (excluding GST),
2. THAT Aplin & Martin Consultants Ltd. be appointed to undertake the construction administration and inspection for \$850,000.00 excluding taxes,
3. THAT a contingency allowance of \$1,711,000.00 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 T2024-014, Fraser Highway One-way Utilities and Public Realm”.

PURPOSE:

The purpose of this report is to seek authorization to award the “Tender T2024-014, Fraser Highway One-way Utilities and Public Realm” project to B&B Heavy Civil Construction Ltd. (B&B). The project is located on Fraser Highway from 204 Street to 206 Street and extends on 206 Street from Fraser Highway to Douglas Crescent.

The location and scope of the proposed works are indicated in Appendix 1 of this report along with a rendering of the proposed public realm.

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 Fraser Highway One Way utilities replacement and reconstruction of the public realm is a large and complex project. The scope of work includes the removal of an existing concrete slab (the original roadway), replacement of all the utility mains on Fraser Highway, undergrounding of BC Hydro lines as well as the reconstruction of the roadway and public realm including curbs and sidewalks, traffic signals, street trees and irrigation, street lighting as well as street furniture. The utility replacements extend onto 206 Street south to Douglas Crescent.

The City issued a Request for Expression of Interest (RFEOI) for the Fraser Highway One Way construction project on BC Bid and four contractors were shortlisted, namely:

1. B&B Heavy Civil Construction Ltd.
2. Jacob Bros. Construction Inc.
3. Lafarge Canada Inc.
4. Jack Cewe Construction Ltd.

The proposed layout of the Fraser Highway One Way was approved through a public process. Upon completion of the design the City held an information meeting for the owners and businesses along the corridor and outlined the anticipated project construction phasing, namely splitting the project into two sections; from 204 Street to Salt Lane, and Salt Lane east to 206 Street.

In response to the feedback from the owners and businesses the project team considered possible options to optimize the construction while maintaining access to the businesses. It was decided that the tender would have a base scenario as well as an alternate option where each contractor could, if desired present a different construction solution to optimize the construction such as full closure, working seven days a week, twenty-four hours a day.

For both the base case scenario and the alternate there were certain conditions that had to be met including the maintaining of access to all businesses throughout the construction as well as the full shut down of the project throughout December. The contract also allowed for a financial incentive for early completion of the construction, balanced by a penalty clause if the project were to run over schedule.

Tender Analysis

All of the pre-qualified contractors submitted bids on the tender that closed on July 11, 2024 with two submitted alternate bids.

No.	Contractor	Total Tender Price – Base Case (excluding GST)	Total Tender Price – Alternate Case optional (excluding GST)	Bid Compliance
1	B&B Heavy Civil Construction Ltd.	\$16,038,600.00	\$16,749,600.00	Compliant
2	Jacob Bros. Construction Inc.	\$17,215,415.00	\$18,042,270.00	Compliant
3	Lafarge Canada Inc.	\$18,314,300.00		Compliant
4	Jack Cewe Construction Ltd.	\$18,494,636.00		Compliant

The tender submissions have been reviewed by the Contract Administrator (CA) for accuracy and completeness and all are deemed compliant.

All submissions included the required 10% bid bond and the Tender Form signed.

Base Case

B&B was the lowest bid for the base case at \$16,038,600, excluding taxes. The project duration is stated as two hundred and ninety (290) calendar days and it is expected that construction will commence in late August, 2024.

Alternate Case

B&B was also the lowest of the alternate bids at \$16,749,600, excluding taxes. The alternate bid assumes that Fraser Highway One Way will be fully closed to traffic for the duration of the contract but did not propose a 24-hour work schedule. The construction period is shorter, being reduced to two hundred and twenty (220) calendar days but resulting in the loss of vehicular access and on-street parking for the entire construction period. The additional cost to reduce the construction schedule by seventy (70) calendar days is \$711,000.

Review of Base Case versus Alternate Case

The base case allows for the phasing of the project using Salt Lane to maintain access to the section of Fraser Highway One Way not under construction while retaining street parking. The City has created additional parking stalls adjacent to City Hall to offset the impact of the loss of on-street parking. A full closure will require residents and visitors seeking to access businesses and services along the Fraser Highway One Way to walk a longer distance that could be a disincentive.

While the alternate case will reduce the construction schedule by seventy (70) days it cost an additional \$711,000. The project team does not consider that the alternate scenario presents a significant cost versus benefit over the base case scenario.

B&B's past performance on similar projects has been satisfactory regardless of the selection of which case is selected. They have no outstanding legal claims against the City and it is recommended that they be selected to undertake the contract.

Schedule

The detailed construction schedule will be developed upon award of the contract but in general terms it is expected that B&B will commence the utility construction on 206 Street while also working on the section from Salt Lane to 206 Street. The contract requires that construction will shut down for the month of December, by which time B&B intend to have completed the replacement of the underground utilities east of Salt Lane along with the new curbs. A temporary asphalt roadway will allow the road to be open to vehicular traffic. After the December shutdown, B&B will construct the new sidewalks, street lighting and trees before moving to the section of roadway west of Salt Lane.

It is anticipated that construction will commence in late August, 2024.

It is recommended that Aplin & Martin Consultants Ltd. (Aplin) be retained to undertake the construction inspection and the contract administration, having been responsible for the detailed design and project management of the overall project.

BUDGET IMPLICATIONS:

The current Capital Plan has allocated budget for the construction as indicated on the table below.

Budget Allocation:

Account No.	Description	Available Budget
60062	Eng - Fraser Hwy: 204 St to 206 St	\$11,168,845.34
67071	Water - Fraser Hwy: 204 St to 206 St	\$1,940,000.00
68071	Sanitary/Sewer - Fraser Hwy: 204 St to 206 St	\$2,154,500.00
60064	BC Hydro - Fraser Hwy: 204 St to 206 St	\$3,600,000.00
Total Available Budget		\$18,863,345.34

Expenses:

B&B Heavy Civil Construction Ltd.	\$16,038,660.00
Construction Administration & Inspection (Aplin)	\$850,000.00
Contingency (if required)	\$1,711,000.00
Total Expenses	\$18,599,660.00

The total project cost is within the City's 2023/2024 capital budget.

SUMMARY:

The reconstruction of Fraser Highway One Way is a large, complex project. A significant portion of the contract is the replacement of the underground utilities and undergrounding of the hydro infrastructure. The public realm will be reconstructed to provide an attractive urban environment that includes the installation of nearly ninety street trees. The construction work will be disruptive but the phasing of the work will retain vehicular access and parking on the portion of the roadway not under construction. Pedestrian access will be maintained at all times throughout the duration of construction.

ALTERNATIVES:

As previously noted, the project team recommends that the project be awarded to B&B for the base case option. The City may elect to award the contract to B&B for the alternate case that has a shorter construction duration but a higher cost of \$711,000 to complete.

Respectfully Submitted,

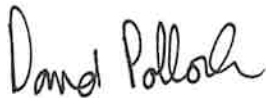


Goran Corda, BTech
Project Manager



Graham Flack, CPA, CMA
Deputy Director Corporate Services

Concurrence:



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

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

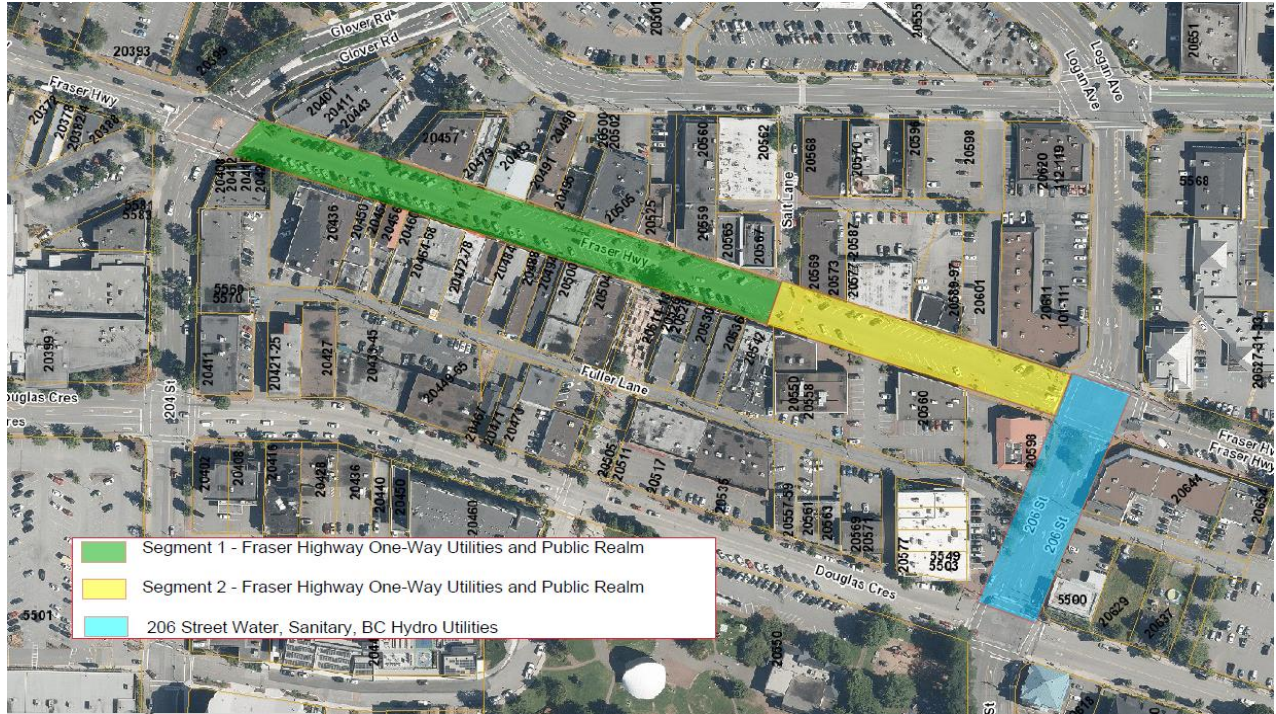


Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment:

1. Appendix 1 - Project Location and Rendering

APPENDIX 1: Project Location



Artistic Rendering – East of 204 Street

