



BID COMMITTEE REPORT

Meeting Date: November 25, 2021
 Contact: Alexander Ralph
 Contact No.: 604 829 2092

TO: Bid Committee
 FROM: Chief Procurement Officer

RECOMMENDATION

Recommendation to enter into a contract with Haebler Construction Projects Inc. with office address at 46 East 3rd Avenue, Vancouver, B.C. V5T 1C3 as a General Contractor (“GC”) in relation to PS20211263 Coal Harbour Phase II Construction.

The Chief Procurement Officer recommends that the Bid Committee approve the entry into the following contract, under the authority of the City’s Procurement Policy ADMIN-008 provided that such contract shall not be entered into until it is also approved by Council, as required by such policy (subject to final negotiations).

Solicitation Number:	PS20211263 General Contractor for the Coal Harbour Phase II Construction
Description of the Goods or Service:	<p>Haebler Construction Projects Inc. was engaged as a Construction Manager per RFP PS20201109 to work with the City’s Consultant to provide pre-construction management services and issue competitive tenders to trade contractors to perform construction of Coal Harbour Phase II, which includes an Elementary School for 340 students on 3 floors, a Child Care with 65 spaces on 1 floor, and 60 suites of Social Housing on an additional 6 floors, to be constructed in the northeast corner of Broughton Street and West Hastings Street, immediately adjacent to the Coal Harbour Park and Coal Harbour Community Centre.</p> <p>As a Construction Manager, Haebler Construction Projects Inc. provided cost estimates for the construction of the project and, if approved by the City, will be converted into a General Contractor by signing the City’s standard stipulated sum construction contract as agreed to by the City.</p>
Recommended Vendor:	Haebler Construction Projects Inc.

Contract Term and Contract Value:	<p>As General Contractor, the estimated term of the contract is 3 years or until services are complete.</p> <p>The estimated maximum contract price is \$71,000,000.00 plus GST over the term of the contract.</p>
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PROCUREMENT SUMMARY

Date of Issuance of the RFP:	October 13, 2020
Intent of the RFP:	<p>To select a Construction Manager that would provide:</p> <ol style="list-style-type: none"> 1) at the time of the RFP, pricing for pre-construction consulting services, general conditions and profit/overhead markup for completing the construction 2) post RFP, pre-construction management services including: <ol style="list-style-type: none"> a. a review of construction drawings and specifications b. preparation of cost estimates for the construction c. competitive procurement of sub-trades
Notices Sent:	The City sent notices to 5 pre-qualified proponents
Closing Date:	November 12, 2020
Proposals received:	5 proposals
Pre-construction management period	April 12, 2021 to December 2021
Outcome of pre-construction management	<p>Various subcontractor quotations were received by the Construction Manager and these were evaluated and selected based on quality and lowest price.</p> <p>As a result, the City intends to convert the Construction manager to a GC by signing a fixed price contract with same, based on pre-established General Conditions and markup along approved subcontractor package tenders.</p>

COMMENTS

For the recommended contract, the following requirements have been met:

- a) The solicitation documents were publicly advertised in accordance with the City’s Procurement Policy ADMIN-008;
- b) The contract is proposed to be entered into with the vendor offering the best value, which is also highest-scoring vendor determined in accordance with the

criteria, factors or methods previously disclosed in the public solicitation documents;

- c) Financial Planning & Analysis and the applicable business unit have reviewed and concur on the budget and recommendation;
- d) Bid Committee approval authority exists, as outlined in the City's Procurement Policy ADMIN-008 and Council approval is required under the City's Procurement Policy ADMIN-008 due to the value being in excess of \$2 million;
- e) The Director of Legal Services, Chief Procurement Officer, Vancouver Board of Education and General Manager, Real Estate and Facilities Management to be authorized to execute and deliver all legal documents on behalf of the City; and
- f) The Bid Committee approval is pre-contract award, the final contract information may vary subject to final negotiations and award.

DECISION

The Bid Committee approved the entry into a contract in relation to the conversion of the Construction Manager to a General Contractor for the Coal Harbour Phase II construction project with Haebler Construction Projects Inc., under the authority of the City's Procurement Policy ADMIN-008, provided that such contract shall not be entered into until it is also approved by Council, as required by such policy.