



BID COMMITTEE REPORT

Meeting Date: October 12, 2023
 Contact: Alexander Ralph
 Contact No.: 604 829 2092

TO: Bid Committee
 FROM: Chief Procurement Officer

RECOMMENDATION

To enter into a standard form, stipulated price construction contract with Heatherbrae Builders Co. Ltd, of 140 - 12371 Horseshoe Way, Richmond BC, V7A 4X6, for General Contractor construction services for the construction of the proposed new Marpole Community Centre facility.

The Chief Procurement Officer recommends that the Bid Committee approve the proposed contract under authority of the City’s Procurement Policy ADMIN-008, provided that such contract shall not be completed until it is also approved by Council and a satisfactory final form of it has been negotiated between the parties.

Solicitation Number:	PS20211744 Marpole Community Centre Construction Project (the “Project”)
Description of the Goods or Service:	<p>Heatherbrae Builders Co. Ltd was engaged as a Construction Manager per RFP PS20211744 to provide pre-construction management services for the Project, which included providing construction related consultation services for City staff and the City’s architectural consultant for the Project and conducting a competitive tendering process for subcontractor trades services for the construction phase of the Project. In that role, Heatherbrae also provided cost estimates for construction.</p> <p>The Project as planned is for construction of a new Community Centre building comprised of a gymnasium, a number of multi-purpose and activity rooms for sports, arts, and social events, including lounges for seniors and teens, a commercial kitchen, a childcare component at the upper level, with access to developed roof-scapes for outdoor play areas, and one level of underground parking, with specific areas for childcare drop-off and pick-up. The facility will also include public washrooms and team rooms, which will have direct access to the exterior.</p>

	Subject to approvals by Bid Committee and Council, staff recommend that the City contractual relationship with Heatherbrae for the Project be converted from Construction Consultant to General Contractor by way of the City's standard form, stipulated price construction contract to be finalized by negotiation.
Recommended Vendor:	Heatherbrae Builders Co. Ltd
Contract Term and Contract Value:	The contract will continue in effect until the Project, including all post-construction related services, is complete, which is estimated at 2.5 years in total. The contract price is \$76,639,700.00 plus applicable taxes, over the term of the contract.

PROCUREMENT SUMMARY

Date of Issuance of RFP:	January 12, 2022
Intent of the RFP:	To select a Construction Manager that would provide: <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 3 pre-qualified proponents
Closing Date:	February 10, 2022
Proposals received:	3 proposals
Pre-construction management period	March 3, 2022 to March 3, 2023
Outcome of pre-construction management	Various subcontractor quotations were received by the Construction Manager and these were evaluated and selected based on quality and lowest price. 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.

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 the highest-scoring compliant 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 Category Manager, Director of Legal Services, Chief Procurement Officer and General Manager, Real Estate, Environment 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 entry into a contract with Heatherbrae Builders Co. Ltd. for General Contractor services for construction of the proposed new Marpole Community Centre, pursuant to the City's Procurement Policy ADMIN-008, provided that such contract shall not be entered into until it is also approved by Council and a satisfactory final form of the contract has been negotiated between the parties.