



BID COMMITTEE REPORT

Meeting Date: February 15, 2024
 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 EllisDon Corporation, of 13775 Commerce Parkway #350, Richmond, BC V6V 2V4, for General Contractor construction services for the demolition phase and site preparation package of the proposed new PNE Amphitheatre.

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. (subject to final negotiations).

Solicitation Number:	PNE Amphitheatre - Construction Manager PS20230493-REFM-RFP (the “Project”)
Description of the Goods or Service:	<p>EllisDon Corporation was engaged as a Construction Manager (“CM”) per RFP PS20230493 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 demolition phase and site preparation. In that role, EllisDon also provided cost estimates for construction.</p> <p>The Project, as planned, is for construction of a new PNE Amphitheatre and this is the first construction package under the CM agreement for Phase 1 for demolition and site preparation.</p> <p>As this is the first Phase, subject to approvals by Bid Committee, staff recommend that the City’s contractual relationship with EllisDon Corporation for the Project be converted from Construction Consultant/Construction Manager to General Contractor by way of the City’s standard form, stipulated price construction contract to be finalized by negotiation. Future packages/phases will be added to this</p>

	contract, as the design allows, and will be approved individually, commensurate to value.
Recommended Vendor:	EllisDon Corporation
Contract Term and Contract Value:	<p>The first package for demolition and site preparation will take approximately 6 months.</p> <p>The fixed price, for this package, is \$2,833,102.61 plus applicable taxes, over the term of the contract.</p>

PROCUREMENT SUMMARY

Date of Issuance of RFP:	January 12, 2022
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 demolition, site preparation and construction c. competitive procurement of sub-trades
Notices Sent:	The City sent notices to 4 pre-qualified proponents
Closing Date:	August 22, 2023
Proposals received:	4 proposals
Pre-construction management period	January 1, 2024 to September 1, 2024
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 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 due to the value being in excess of \$1,000,000;
- e) The Category Manager, 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 EllisDon Corporation for General Contractor services for Phase 1 for demolition and site preparation for the proposed new PNE Amphitheatre, pursuant to the City's Procurement Policy ADMIN-008.