

Report

Date April 5, 2022

File:

Subject North Cowichan Civic Building – Tender Package 4

PURPOSE

To award construction contracts for tenders submitted in response to Tender Package 4, interior finishes and landscaping and irrigation works, for the new North Cowichan Civic Building.

BACKGROUND

The fourth construction tender package for the new North Cowichan Civic (RCMP) Building closed on March 17, 2022. This tender was for interior finishes.

DISCUSSION

Tender package # 4 included 19 separate tenders. It was advertised, in accordance with the Municipality's Procurement Policy and the provincial and federal trade agreement obligations, on BC Bid and the Municipality's website on January 31, 2022. An invitation to tender under the Procurement Policy is a price-based competitive process used for higher-value contracts, such as this one, where there is a clear set of specifications and the Municipality wants to find the lowest price. The Policy also requires Council approval for individual expenditures over \$500,000 that have been included in the Financial Plan.

Below is a summary of results for each of the three tenders requiring Council approval, including the lowest bid: C-020, C-024 and C-038

C-020 Architectural Woodwork – Budget \$325,000

- Three bids received ranging from \$569,515 plus GST to \$950,000 plus GST, however, the lowest bid was non-compliant, therefore, not selected
- Low compliant tender: Milltech Millwork \$854,010 plus GST

C-024 Acoustic & Suspended Wood Ceilings – Budget \$400,000

- Two bids received ranging from \$734,700 plus GST to \$749,990 plus GST
- Low tender: Dryco Systems Inc. \$734,700 plus GST

C-038 Landscaping, Irrigation – Budget \$1,250,000

- Two bids received ranging from \$1,032,414 plus GST to \$1,222,834 plus GST
- Low Tender: Milestone Equipment Contracting Inc. \$1,032,414

IMPLICATIONS

Of the nineteen tenders received, sixteen were within the staff's spending authority, approved as per the Procurement Policy and are provided for Council's information only. Three tenders over \$500,000 require Council approval. Overall tenders approved or recommended are within the construction budget.

Tender Package 4 is the last construction package. Remaining tender packages will relate to furniture, fixtures, communications and IT, and security. Construction Funds to Allocate is a budget line for contingencies related to construction. With all the construction tenders complete, and Construction Funds to Allocate used for Tender Package 4, there is \$2.4 million of Construction Funds to allocate that can be returned to general Contingency Budget. This leaves the project with \$6.2 million in contingency for the balance of the project. This should be sufficient at this stage.

Approved	Low Tender	Budget
C-021 Spray Applied Fireproofing	\$279,000	\$100,000
C-023 Ceramic Tile	228,010	50,000
C-025 Resilient & Rubber Flooring & Carpet Tile	267,308	530,000
C-026 Seamless Epoxy Flooring	214,393	65,000
C-027 Metal Storage Shelves	233,900	256,405
C-029 Acoustic Wall Finishes	369,900	110,000
C-030 Painting	286,905	400,000
C-031 Toilet Partitions	28,490	50,000
C-033 Fibre Reinforced Paneling	104,990	262,857
C-034 Washroom Accessories	27,115	50,000
C-035 Lockers	299,978	115,000
C-037 Metal Casegoods	97,885	25,000
Construction Funds to Allocate		423,612
Total	\$2,437,874	\$2,437,874

No Bids	Low Tender	Budget
C-022 Overhead Counter Shutter	N/A	\$10,000
C-028 Entrance Mats and Grills	N/A	\$20,000
C-032 Aluminum Corner Guards	N/A	\$10,000
C-036 Roller Shades	N/A	\$50,000

Recommended	Low Tender	Budget
C-020 Architectural Woodwork	\$854,010	325,000
C-024 Acoustic and Suspended Wood Ceilings	734,700	400,000
C-038 Landscaping, Irrigation	1,032,414	1,250,000
Construction Funds to Allocate		646,124
	\$2,621,124	\$2,621,124

RECOMMENDATION

THAT Council award the construction contracts for the North Cowichan Civic Building for the following works and services:

- (1) C-020 Architectural Woodwork to Milltech Millwork for \$854,010 plus GST;
- (2) C-024 Acoustical and Suspended Ceilings to Dryco Systems Inc. for \$734,700 plus GST; and,
- (3) C-038 Landscaping, Irrigation to Milestone Equipment Contracting Inc. for \$1,032,414 plus GST.

Report prepared by:

Mark Frame

Mark Frame
Project Manager

Report reviewed by:

Ted Swabey

Ted Swabey
Chief Administrative Officer

Approved to be forwarded to Council:

Ted Swabey

Ted Swabey
Chief Administrative Officer