



Meeting Date: September 6, 2023

Submitted by: Scott Mairs – Director of Community and Facility Services

Report No: CMS-07-2023

Subject: Office Renovation Tender Results

Recommendation:

THAT Report CMS-07-2023 re: Office Renovation Tender Results be received;

AND THAT the Office Renovation project (RFT-CMS-2023-01) be awarded to Tradition Construction Inc. with a total base bid cost of \$5,130,310.04 (excluding HST).

Purpose:

To inform Council regarding the tender results of the Municipal Office Renovation project (RFT-CMS-2023-01).

Background:

On February 15, 2023, Council approved Report CAO-5-2023 by Resolution #2023-055 to proceed with the reconstruction of the Municipal Office in Coldstream following Report CMS-15-2022.

As previously noted, the proposal consists of the following the total construction area is approximately 12,351 square feet with over 8,356 square feet of demolition, 6,303 square feet of renovations and just under 6,048 square feet of additional space being added.

- A 4,048 ft² addition that will become the new home of the Senior Management Team, Building, Engineering and Planning Departments.
- A 2,000 ft² addition that will become the new Council Chambers.

Interior renovations of existing office space (approximately 5,493 ft²) and interior renovations of the existing entrance, corridors and parts of common areas shared with the community centre (approximately 810 sf).

In accordance with the corporate Procurement of Goods & Services Policy, dated January 1, 2021, Tender No. RFT-CMS-2023-01 was publicly tendered utilizing Bids & Tenders, an online portal that connects suppliers providing various goods and services to buyers from the Municipal, Provincial, Education, Crown Corporation, Housing, Construction and Healthcare sectors and Private companies from across Canada.

Analysis:

Following the submission of bids received on September 1, 2023, a total of three (3) submissions were evaluated through the Bids & Tenders portal. The evaluation team consisted of the following.

- Michael Di Lullo, CAO
- Scott Mairs, Director of Community Services
- Arnie Marsman, Chief Building Official
- Marco Masutti, Building Inspector
- Travis Forrest, Chief Projects Officer (+VG Architects)

Company	Base Bid
Tradition Construction Inc.	\$5,060,000
Elgin Contracting and Restoration Ltd.	\$5,736,000
Barrinetti Construction Ltd.	\$6,400,000

The Municipality has solicited the services of +VG Architects and have assisted with the preparation of the RFP and have reviewed the selected proponent for this project. Staff, along with the Architect are recommending that Tradition Construction Inc. be selected to perform the project on behalf of the Municipality.

The basis for this recommendation relates to the scoring criteria which considered a balance of priorities including design criteria, overall cost, and previous experience.

Financial Implications:

The total base bid construction costs excluding HST is \$5,060,000. Staff are recommending that the addition of a snow melt system for the front courtyard be added to the base bid cost in the amount of \$65,094.75 along with the staining of the existing brick in the amount of \$5,215.29, bringing the total base bid project cost to \$5,130,310.04 which aligns to the construction budget of \$5,200,000 previously approved by Council.

In addition to the base bid costs noted above, staff is recommending that the following work be included in the project scope with funds coming from the Building & Facility Reserves as this is previously identified work in the capital budget.

- Replacement of HVAC units #3, #4 and #5 - \$60,637.50
- Replace existing roof - \$75,915.00

Strategic Plan:

This matter aligns with following strategic priorities:

- Sustainable Infrastructure and Services
- Responsive Municipal Government

Through continued work within the Municipality's Asset Management Plan, this project aligns with the strategic priority of 'Sustainable Infrastructure and Services' with an objective of identifying and prioritizing spending priorities based on the Asset Management Plan.

Attachments:

Coldstream Tender Results Analysis – VG Architects