

DATE: 1991 July 18

TO: Municipal Manager

FROM: Major Civic Building Project
Coordination Committee

SUBJECT: Awarding of Contract for the Construction of
the Eileen Dailly Leisure Pool and Fitness Centre

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RECOMMENDATION:

1. That Council approve the awarding of a contract to Darwin Construction Ltd. for the construction of the Eileen Dailly Leisure Pool and Fitness Centre.
2. That a copy of this report be sent to the Parks and Recreation Commission for information purposes.

REPORT

1. INTRODUCTION:

As authorized by Council, a tender call for the Eileen Dailly Leisure Pool and Fitness Centre was released on 1991 May 07 and closed on 1991 June 06. A total of nine bids were received by the Municipal Purchasing Agent, with Darwin Construction Ltd. submitting the lowest bid totaling \$8,051,750. An analysis of the low bid, including information on Darwin Construction Ltd., is outlined in this report.

2. TENDER CALL RESPONSE:

The nine bids submitted by the contractors ranged from a low of \$8,051,750 to a high of \$8,786,070. All tenders outlined a base price and listed various alternates and break-out prices as stipulated in the tender documents.

In 1991 March, the firm of Barnett, Treharne, Yates Ltd. (BTY), Quantity Surveyors for the project, submitted a final estimate review based on 90% completion of the Architect's construction documents. BTY's estimate for the total construction component of the project, including GST, totaled \$7,965,829 compared to Darwin's price of \$8,174,800. The current low bid exceeds the 90% estimate review by \$208,971 or 2.58%. These totals are comprised of the contractor's base bid of \$8,051,750 and a number of alternate prices for special paint finishes to steel, stainless steel lockers, wall-mounted toilets, ceramic tiles, and glazed aluminum curtain walls. The final contract value would be determined based on the chosen alternates. Under the present pricing, the base bid, including all the alternates, would not exceed \$8,174,800.

2. TENDER CALL RESPONSE: cont'd

A detailed review of three low bidders by the Quantity Surveyor indicates that there is a reasonable degree of consistency between the contractors' prices on the various divisions of work. In addition, many of the subtrades carried by Darwin are common to the other bidders.

Since the tender closing, the Major Civic Building Project Coordination Committee through the consultant team and Quantity Surveyor are exploring with the low bidder and his subtrades' several options for cost savings without affecting the quality of the project. The 2.58% differential between the pre-tender cost estimate and Darwin's bid is considered satisfactory given that the 90% estimate was produced prior to completion of the contract documents and amendments to the Corporation's "Fair Wages Schedule".

3. DISCUSSION OF LOW BIDDER:

Darwin Construction Ltd. was incorporated in 1987. The principals of the Company were both previously employed in senior capacities with Dillingham Construction Limited and have considerable experience in managing a variety of projects ranging in size from minor renovations to such projects as B.C. Place Stadium and Canada Harbour Centre.

Hughes Baldwin Architects and staff have contacted architectural firms and clients who have recently worked with Darwin Construction Ltd., including the District of North Vancouver where the company is currently completing construction of the District's \$5.2 million Karen Magnussen Wave Pool. The reference checks have been very favorable and complementary of the company's overall approach, workmanship, fairness on change orders and management skills.

The project architect is pleased with the caliber of the major subtrades named by Darwin. The company has also submitted one of the shortest construction schedules of 54 weeks and has already shown a willingness to examine various aspects of the contract in an open fashion to determine where appropriate cost savings could be made.

It should be noted that the \$8,174,800 estimate, which includes alternate prices, is considered the worst case scenario as staff is currently working with the consultants on possible design modifications which would reduce the current totals.

Based on the information provided, the Purchasing Agent concurs with the Committee's recommendation subject to Darwin Construction Ltd. complying with the Corporation's legal and insurance requirements.

4. PROJECT FUNDING:

At the present time four Bylaws have been approved by Council as noted:

	<u>Bylaw</u>	<u>Amount</u>
1. Design Fees/Architect Fees	9247	\$ 500,000
2. Pool Construction	9481	\$7,980,100
3. Park Enhancements	9482	\$ 273,800
Total		\$8,753,900
4. Sportsfield relocation	9427	\$ 393,800

Adjustments to the Bylaws will be required to cover additional architectural fees and construction costs depending on the final contract value since the original Client/Architect agreement between the Corporation and Hughes Baldwin Architects was based on a construction estimate of \$5.5 million.

5. CONCLUSION:

It is recommended that a construction contract be awarded to Darwin Construction Ltd. for the construction of the Eileen Dally Lelsure Pool and Fitness Centre as outlined in this report.

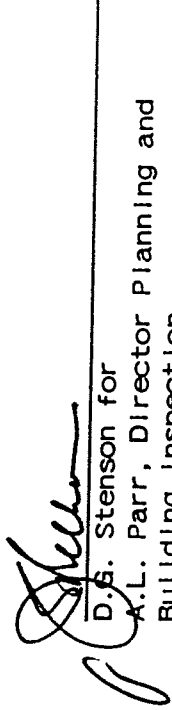
The current bid is considered to be reasonable for a project of this magnitude and complexity. The recommended alternate such as special paint finishes on steel, floor tiles, etc. are considered to be a good investment in terms of durability, appearance and reduced maintenance and operational costs for the facility.

It is the opinion of the Committee that Darwin's track record combined with their recent pool construction experience will be beneficial to Burnaby's interest. In addition to the contractor's and architect's expertise, the Corporation will employ under municipal direction independent testing and inspection companies to monitor soils, materials and structural elements throughout the construction period.

In conclusion, Hughes Baldwin Architects and the Major Civic Building Coordination committee recommend that the low bidder, Darwin Construction Ltd. be awarded the construction contract for the Eileen Dally Lelsure Pool and Fitness Centre.



W.C. Sinclair, Chairman, Major Civic Building Project Coordinator Committee



D.B. Stenson for
A.L. Parr, Director Planning and Building Inspection



D. Gaunt, Director Recreation and Cultural Services

JC:sk

cc: Municipal Manager
Director Finance
Chief Building Inspector
Municipal Solicitor
Purchasing Agent
Project Manager