

VILLAGE OF ANMORE

M E M O R A N D U M

TO: HOWARD CARLEY, CHIEF ADMINISTRATIVE OFFICER

FROM: KAREN-ANN COBB, MANAGER OF CORPORATE SERVICES

DATE: AUGUST 10TH, 2010

SUBJECT: ANMORE DAY CARE FACILITY – REQUEST FOR PROPOSALS

BACKGROUND

The Request for Proposal for the Day Care Facility was posted to BC Bid and closed at 2 p.m. August 6th, 2010. A mandatory site meeting was held on July 19th, 2010 and 4 contractors attended the meeting together with Tim Harris, Manager of Public Works, myself, Max Coupland, Engineering Consultant and Bob Palombi, Beesley Engineering regarding the Septic Field.

Two proposals were received by 2:00 p.m. on August 6th, 2010.

Avion-Multiplex Construction Inc.	\$699,517.00 plus HST
Britco Structures	\$983,303 plus HST

REVIEW OF THE PROPOSALS

Avion-Multiplex Construction Inc.

Avion's bid is for a purpose built structure and not a prefabricated modular structure in order to keep costs within budget. Gary Morrissey, Building Inspector has reviewed the Executive Summary from Avion's bid and noted that it generally looks O.K.

Avion realized that they exceeded the budget of \$600,000.00 and offered two options to consider which would reduce the price, however, the prices are still above the \$600,000.00 budget.

Option 1 recommendations were to change the cork tiles to lino and complete the following items at a later date when funding is available:

- Driveway & parking asphalt paving
- Fence screening and play area fencing
- Final finish coat of exterior paint
- Millwork storage cubbies
- Soft landscaping
- Bonding
- Concrete sidewalks
- Covered sandbox structure

This would reduce the price to \$622,617.00

Option 2 of their proposal suggests that Avion-Multiplex Construction Inc. be engaged as the Construction Managers under a CCA 5 Construction Management contract for the Design Build of the Day Care Facility. Avion is stating that by using their firm as the construction manager they would be able to eliminate a number of costs that are necessary as general contractors, such as, profit, contingency, bonding and design build insurance. Avion believes it would reduce the project costs to \$603,717.00, however, Avion would charge a monthly fee of \$10,000.00 plus disbursements and anticipate that this project would take 5 months to complete with the overall price being \$653,717.00. Avion anticipates that this budget overrun would likely be reduced or eliminated by developing a cost efficient project specification in consultation with the Village. As well, during the tender process with completed specifications and working drawings there would be no guess work by sub-contractors and suppliers which would equate in reduced costs. Avion believe by using this option it may enable to Village to reduce the construction costs even further and complete the project.

Britco Structures

Britco's proposal is for a permanent modular daycare complex based on the Village's design guidelines and the Provincial childcare guidelines. Britco wanted more detailed site information and as such could not provide a firm price; they have allotted an allowance of \$165,000.00. They have noted that the balance of their bid which includes the building, transport to site, excavation and concrete foundation, building installation and site installed roof has been quoted as a firm price. That price is \$818,303. Britco did not offer any options to reduce the price of their quote.

MINISTRY OF CHILDREN & FAMILIES

In the letter from the Ministry regarding the funding, the Ministry requested that the Village submit a decision within 90 days (August 12th) to inform the Ministry as to whether or not the project will be moving forward or whether the project will be cancelled and all funding returned. I spoke with Nanci Davies from the Ministry today (August 10th) and requested an extension of the deadline in order for the Sub-Committee for the Design-Build Request for

Proposal to review the proposals submitted. I also explained what Council's meeting schedule is and asked if the deadline could be extended until September 15th, which is the day after the regularly scheduled Council Meeting in September. Ms. Davies did indicate she would have to check with her Supervisor for the extension to mid September, however, she did not object to extending the deadline to August 31st in order for the Sub-Committee to review the proposals in detail.

SUGGESTED RECOMMENDATION

In reviewing the 2 proposals received, it is suggested that the Sub-Committee for the Design-Build Request for Proposal review the proposals in detail perhaps with the 2 companies (separately of course) to see if there are any areas of the proposal that could be changed in order to reduce the costs and provide written comments to Council.

Karen-Ann Cobb
Manager of Corporate Services