

DATE: March 4, 2015

FILE: 0890-20/curling centre

TO: Chair and Directors
Comox Valley Sports Commission

FROM: Debra Oakman, CMA
Chief Administrative Officer

RE: Award of contract – curling centre renovation project

Purpose

The purpose of this report is to recommend the award of a contract to Kinetic Construction Ltd. for the curling centre renovation project.

Policy analysis

Bylaw No. 284, being the “Comox Valley Regional District Delegation of Purchasing Authority Bylaw No. 284, 2013” requires that the board approve all contracts in excess of \$100,000.

Executive summary

The curling centre renovation project is set to commence mid-April 2015. An invitation to tender was issued for the project on January 29th, 2015 with six tenders being received at closing on February 26, 2015. Of the six tenders submitted, four were deemed compliant with the lowest bid being received from Kinetic Construction Ltd. at \$1,480,700 excluding GST. Bruce Carscadden Architecture, the consultant for the project, has reviewed the tenders received and has recommended that the contract be awarded to Kinetic Construction Ltd.

Recommendation from the chief administrative officer to the committee of the whole:

THAT as a result of a competitive process, a contract for the curling centre renovation project be awarded to Kinetic Construction Ltd. in the amount of \$1,480,700, exclusive of GST,

AND FURTHER THAT the chair and corporate legislative officer be authorized to execute the agreement.

Respectfully:

D. Oakman

Debra Oakman, CMA
Chief Administrative Officer

History/background factors

After many years of committee work, the Comox Valley Regional District (CVRD) and the Comox Valley curling club are moving ahead with the curling centre renovation project. The CVRD's contribution is up to \$1,900,000 with an additional contribution of \$100,000 from the Comox Valley curling club. To comply with the elector assent provisions of the Local Government Act an alternate approval process was undertaken which was completed on June 14, 2014. Following that, Bylaw No. 327 was approved by the board in June 2014 which authorizes the borrowing of funds in order for the CVRD to carry out the planning, study, design and construction of works and facilities in connection with the capital improvements to the Comox Valley curling centre.

A request for qualifications process was undertaken in 2014 by Bruce Carscadden Architecture, resulting in two sub-contractors being pre-qualified for the mechanical refrigeration works and four sub-contractors for the refrigeration ice slab assembly works prior to the tender being issued. An invitation to tender was issued for the renovation project on January 29th, 2015. Those submitting tenders were required to use the pre-qualified sub-contractors for the refrigeration mechanical equipment and arena floor assembly work.

At the close of tenders of February 26th, 2015, six tenders were received with two being deemed non-compliant. Compliant tenders were received from the following four contractors:

Name of Contractor	Tender Amount excluding GST
Kinetic Construction Ltd.	\$1,480,700
Ketza Pacific Coast Construction	\$1,661,834
AFC Construction	\$1,675,453
Island West Coast Developments	\$1,833,548

Bruce Carscadden Architecture has reviewed the tender submissions and has provided their recommendation for contract award to Kinetic Construction Ltd. as follows:

- the low bidder
- using the pre-qualified sub-trades
- has scheduled a completion date within the allotted time frame

Alternatives

- 1) To award the construction contract for the curling centre renovation project to Kinetic Construction Ltd.
- 2) To not award a contract for the curling centre renovation project construction

As the tender was issued with an intention to award a contract for the renovation works and the project is included in the financial plan with approved funding up to \$1,900,000 staff recommend Option 1.

Financial implications

The 2014 financial plan included an allowance of \$1,900,000 for the curling centre renovation project, including hazardous material disposal, MFA debt issue expense, architectural and project management services. Most of this allowance is carried forward to the 2015 financial plan for completion by late 2015. The funding for the project is borrowing up to \$1,900,000.

The Comox Valley curling club is contributing \$100,000 towards the project which may be used to reduce the borrowing requirements.

Legal implications

There is no legal impediment to the award of this contract.

Intergovernmental/regional implications

The operational lease agreement between the CVRD and curling club expires September 2015. Prior to the contract expiry, a new agreement will be negotiated and brought to the board for approval.

Interdepartmental involvement/implications

Staff from community services and financial services have collaborated on this project.

Citizen/public relations implications

Although the Comox Valley curling club has worked closely with the CVRD on the project, the entire Comox Valley will benefit from the renovation of the curling centre. Renovations will improve the quality of the facility and address many issues that have been raised. By awarding the contract to Kinetic Construction Ltd. the project will start in mid-April 2015 and be ready for play at the end of this year.

Submitted by:

D. Walters

Darcy Walters
Senior Manager of Recreation Facilities

Concurrence:

T. Ian Smith

T. Ian Smith, MCE
General Manager of Community Services