

**REPORT TO THE HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, APRIL 3, 2019**

SUBJECT **The Summit at Quadra Village Project Main Works Packages - Award of Contract CRHD.2019-01-031**

ISSUE

To seek approval for award of Contract CRHD.2019-01-031 for trade scope C-008 Aluminum Rails [including glass guards for all balconies] for the Summit project, as part of scheduled Main Works tender packages.

BACKGROUND

The Capital Regional Hospital District (CRHD) Board, under a Master Development Agreement with the Vancouver Island Health Authority (Island Health), has been developing the Summit at Quadra Village Project (the Summit) 320-bed complex residential care facility since 2014. The Summit will provide modern replacement beds for Oak Bay Lodge and Mt. Tolmie Hospital, facilities that have reached their end of life.

CONTRACT TENDER RESULTS

The C-008 Aluminum Rails [including glass guards for all balconies] contract is part of the Summit at Quadra Village project's 'Main Works' packages.

This contract was issued for public tender as part of a public tender call on November 22, 2018 and a single compliant bid was received at tender closing on December 6, 2018. Over the past several months, the trade has worked with the consultant team to come up with the most efficient design solution. The aggregate value of this trade scope was estimated during the Contract Documentation phase at \$259,200. The lowest compliant recommended tender totaled \$180,600, which is 30.3% under budget.

The tender has been reviewed for compliance with the tender documents and checked for mathematical errors.

ALTERNATIVES

Alternative 1

That the Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

That Contract CRHD.2019-01-031 Aluminum Rails for the Summit at Quadra Village Project be awarded to Colonial Railings Ltd. in the amount of \$180,600 [excluding GST] and that a project contingency of \$5,418 [excluding GST] be approved.

Alternative 2

That the report be referred back to staff for further information based on Committee direction.

FINANCIAL IMPLICATIONS

The development of the Summit at Quadra Village is a priority project for both the CRHD and for our contractual operating tenant, Island Health.

The lowest compliant tender in this scope totalled \$180,600. This amount is below the budget amount currently allocated for this scope by \$78,600 [excluding contingencies] which is approximately 30.3%. These funds remain allocated to the project budget and can be accessed for subsequent project contracts. Should the Board approve the award of this contract, this will result in approximately 99.3% of the construction budget being committed with approximately \$1,846,780 remaining in the contingency of the CRHD Board-approved \$86,443,285 Summit project budget.

TIMING IMPLICATIONS

The construction of the Summit at Quadra Village is a highly-anticipated priority project. The CRHD is contractually obliged to deliver this facility for Island Health tenancy which is anticipated to be in late 2019. This trade contract is part of a continuous chain of construction processes leading to that goal.

CONCLUSION

The summarized bid in this staff report has been found to be complete and within budget. If awarded by the Board on April 10, 2019, ordering and coordination work will commence immediately. The contract for this trade would follow the standard form of agreement (Appendix B).

RECOMMENDATION

That the Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

That Contract CRHD.2019-01-031 Aluminum Rails for the Summit at Quadra Village Project be awarded to Colonial Railings Ltd. in the amount of \$180,600 [excluding GST] and that a project contingency of \$5,418 [excluding GST] be approved.

Submitted by:	David Wilkinson, Architect AIBC, Summit Project Manager
Concurrence:	Michael Barnes, MPP, Senior Manager, Health & Capital Planning Strategies
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Robert Lapham, MCIP, RRP, Chief Administrative Officer

DW/gm

Appendix A – Tender Summary with Construction Manager's Recommendations

Appendix B – Standard Form of Agreement between the Capital Regional Hospital District and the Respective Trade Contractors