

**REPORT TO THE CAPITAL REGIONAL HOSPITAL DISTRICT BOARD
MEETING OF WEDNESDAY, SEPTEMBER 13, 2017**

SUBJECT **The Summit at Quadra Village Project**
 Main Works Packages
 Award of Contracts CRHD.2017-12-015 through CRHD.2017-19-022 inclusive

ISSUE

To seek approval for award of Contracts CRHD.2017-12-015 through CRHD.2017-19-022 for various trade scopes 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. The estimated construction cost for the entire project is \$65 million plus appropriate contingencies.

CONTRACT TENDER RESULTS

These contracts are part of the Summit at Quadra Village project's 'Main Works' packages. Their trade scopes deal primarily with the building envelope-related elements of the structure as well as interior partitions and the building's electrical system.

The specific trade contracts are:

C-016 Glazing
C-017 Doors, Frames, Hardware
C-020 Ceramic Tile
C-021 Acoustical Ceilings
C-022 Resilient Flooring
C-023 Seamless Epoxy Flooring
C-026 Painting
C-036 Patient Lifts

The aggregate value of these trade contracts was estimated during the Contract Documentation phase at \$8,626,740.00. Each of these contracts was issued for public tender as part of an omnibus public tender call on May 9, 2017 and compliant bids were received at tender closing on June 20, 2017. The aggregated lowest compliant recommended tenders total \$7,322,406.20, which is approximately 15.12% under budget. The tenders for each contract have been reviewed for compliance with the tender documents, clarified and equalized, and checked for mathematical errors. *[Refer to Appendix A for further details.]*

ALTERNATIVES

1. a) That Contract CRHD.2017-12-015-Glazing for the Summit at Quadra Village Project be awarded to Pino-Lite Glass (2010) Ltd. in the amount of \$2,540,242 [excluding GST] and that a project contingency of \$76,207 [excluding GST] be approved.

- b) That Contract CRHD.2017-13-016-Doors, Frames, Hardware for the Summit at Quadra Village Project be awarded to McGregor & Thompson Hardware Ltd. in the amount of \$1,223,975 [excluding GST] and that a project contingency of \$36,719 [excluding GST] be approved.
 - c) That Contract CRHD.2017-14-017-Ceramic Tile for the Summit at Quadra Village Project be awarded to Hourigan's Flooring in the amount of \$43,800 [excluding GST] and that a project contingency of \$1,314 [excluding GST] be approved.
 - d) That Contract CRHD.2017-15-018-Acoustical Ceilings for the Summit at Quadra Village Project be awarded to Talcore Walls & Ceilings Ltd. in the amount of \$543,750 [excluding GST] and that a project contingency of \$16,313 [excluding GST] be approved.
 - e) That Contract CRHD.2017-16-019-Resilient Flooring for the Summit at Quadra Village Project be awarded to Hourigan's Flooring in the amount of \$1,099,640 [excluding GST] and that a project contingency of \$32,989 [excluding GST] be approved.
 - f) That Contract CRHD.2017-17-020-Seamless Epoxy Flooring for the Summit at Quadra Village Project be awarded to RADA Resurfacing in the amount of \$358,290 [excluding GST] and that a project contingency of \$10,749 [excluding GST] be approved.
 - g) That Contract CRHD.2017-18-021-Painting for the Summit at Quadra Village Project be awarded to M & L Painting Ltd. in the amount of \$640,750 [excluding GST] and that a project contingency of \$19,223 [excluding GST] be approved.
 - h) That Contract CRHD.2017-19-022-Patient Lifts for the Summit at Quadra Village Project be awarded to Guldman Care-Lift Solutions ULC in the amount of \$871,959.20 [excluding GST] and that a project contingency of \$26,159 [excluding GST] be approved.
2. That the report be referred back to staff for further information based on CRHD Board 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 tenders in each scope indicates an aggregated contract cost of \$7,322,406.20. This amount is below the budget amount currently allocated for these scopes by \$1,304,333.80 (excluding contingencies) which is approximately 15.12%. These funds remain allocated to the project budget and can be accessed for subsequent project contracts. Contract progress payments will be drawn from the construction portion of the CRHD Board-approved \$86,443,285 Summit project budget. The entire project is on track from a budget perspective.

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 anticipate to commence sometime in 2019. These trade contracts are part of a continuous chain of construction processes leading to that goal.

CONCLUSION

These additional summarized bids in this staff report have been found to be complete and within budget. If awarded by the Board on September 13, 2017, ordering and coordination work will commence immediately. Contracts for each trade would follow the standard form of agreement as attached as Appendix B.

RECOMMENDATIONS

- a) That Contract CRHD.2017-12-015-Glazing for the Summit at Quadra Village Project be awarded to Pino-Lite Glass (2010) Ltd. in the amount of \$2,540,242 [excluding GST] and that a project contingency of \$76,207 [excluding GST] be approved.
- b) That Contract CRHD.2017-13-016-Doors, Frames, Hardware for the Summit at Quadra Village Project be awarded to McGregor & Thompson Hardware Ltd. in the amount of \$1,223,975 [excluding GST] and that a project contingency of \$36,719 [excluding GST] be approved.
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Submitted by:	David Wilkinson, Architect AIBC, Summit Project Manager
Concurrence:	Michael Barnes, MPP, 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 Summaries with Construction Manager's Recommendations
Appendix B – Standard Form of Agreement between the Capital Regional District and the Respective Trade Contractors