



COUNCIL REPORT

Report Date: July 6, 2023
Contact: Alexander Ralph
Contact No.: 604.829.2092
RTS No.: 15825
VanRIMS No.: 08-2000-20
Meeting Date: July 26, 2023
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TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Real Estate, Environment and Facilities Management and Chief Procurement Officer

SUBJECT: Contract Award for Contractor Services for Domestic Re-piping of the New Continental

Recommendations

- A. THAT Council authorize City staff to enter into a contract with Cambridge Plumbing Systems Ltd, for the domestic re-piping of the New Continental building, for a term of approximately two (2) years, with an estimated contract value of \$3,907,000.00, plus applicable taxes over the initial two (2)-year term, to be funded through a combination of REFM approved Capital Maintenance and Energy Programs budget.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Real Estate, Environment and Facilities Management be authorized to execute on behalf of the City the contract contemplated by Recommendation A.
- C. THAT no legal rights or obligations will be created by Council's adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these Recommendations.

Purpose and Executive Summary

The City issued an Invitation to Tender (ITT) No. PS20230339-ENG-ITT Contractor Services for Domestic Re-piping of the New Continental on May 2, 2023 for the domestic re-piping of the New Continental which will replace the existing copper pipe system with a new stainless steel and PEX piping system and re-configuration of the current building risers from thirteen (13) individual risers per stack fixtures into a two (2) riser system. The ITT was advertised on the City of Vancouver e-procurement Supplier Portal and the work was called in accordance with the terms and condition of the City's Procurement Policy ADMIN-008. City staff on the ITT evaluation committee and, subsequently, the Bid Committee have considered the responses received and, on that basis, recommend that the City enter into a contract as describe above with Cambridge Plumbing Systems Ltd.

Council Authority/Previous Decisions

The City's Procurement Policy ADMIN-008 requires that contracts with values over \$2 million must be approved by Council following review and recommendations by the Bid Committee. The Bid Committee has considered and recommended Cambridge Plumbing Systems Ltd. as the successful tenderer.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The New Continental Residence is a 110-unit non-market facility located at 1067 Seymour Street. The New Continental Residence is owned and operated by the City. It was constructed in 1991 in accordance with BC Housing Standards of the time, which set out a maximum unit price for each suite and methods of construction. The building is a 15-storey concrete frame structure with three levels of underground parking; a two-storey brick street wall forms a podium for the residential tower which was clad with an Exterior Insulation and Finish System (EIFS).

The building's domestic water piping system comprises of a high pressure zone served by domestic water booster pump and a lower pressure zone to feed the thirteen (13) risers stacks that are aligned vertically around the perimeter of the building. Copper was the main material used in the construction of the existing building's domestic water piping system, which has experienced numerous pinhole leaks throughout the entire piping system over the years. Past repairs include replacing sections of leaking piping as well as the use of a proprietary system that connects to the existing domestic water piping system to seal pinholes leaks. The existing domestic water piping system and the domestic hot water plant are at end of life and in need of replacement while the building remains operational with minimal disruptions to the tenants.

The purpose of the ITT was to identify suppliers with demonstrated capability to meet the City's estimated demand over the term of the contract at competitive pricing and satisfactory service requirements.

Discussion

The ITT was issued in the accordance with City's Procurement Policy ADMIN-008. The City received responses from one (1) prequalified tenderer:

Cambridge Plumbing Systems Ltd.	\$3,907,000.00
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The tender was evaluated through the work of an evaluation team comprised of representatives from Real Estate and Facilities Management staff and Supply Chain Management. Consultation for technical requirements was done by the City's consultant. The evaluation team determined that the tender submitted by Cambridge Plumbing Systems Ltd. is compliant with the Invitation to Tender requirements. Cambridge Plumbing Systems Ltd. submitted the lowest, qualified tender at a tender price of \$3,907,000.00 (excluding GST).

Cambridge Plumbing Systems Ltd. is qualified to perform the work required for the project as set out in the tender package based on the satisfactory completion of multiple large civil works

projects as well as satisfactory references. References were checked by the project team and Supply Chain Management as part of the evaluation process.

Based on the overall evaluation, the team concluded that the tender submitted by Cambridge Plumbing Systems Ltd., best met the City's requirements and provided best overall value to the City.

Financial Implications

Finance has reviewed and confirmed that funding is available from through a combination of REFM approved Capital Maintenance and Energy Programs budget. As a result of the ITT, the City is able to achieve cost certainty for the proposed two (2) year term.

Legal Implications

The City's Procurement Policy requires that all contracts over \$2M be signed by the Director of Legal Services.

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