



COUNCIL REPORT

Report Date: September 11, 2024
Contact: Alexander Ralph
Contact No.: 604-829-2092
RTS No.: 16566
VanRIMS No.: 08-2000-20
Meeting Date: October 9, 2024
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services

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

SUBJECT: Contract Award for Construction Services for Sunset Seniors Centre Building – General Contractor

Recommendations

- A. THAT Council authorize City staff to enter into a contract with Pomerleau Inc. for Construction Services for Sunset Seniors Centre Building – General Contractor, for a term of approximately 15 months, with an estimated contract value of \$11,671,176.30 including applicable taxes over the 15-month term, to be funded through approved REFM Capital Budget for the Sunset Seniors Centre Building.
- 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 Invitation to Tender (ITT) No. PS20240897-REFM-ITT – Construction Services for Sunset Seniors Centre Building on June 28, 2024, for the Sunset Seniors Centre Building. The ITT was advertised on the City of Vancouver website, and the work was called in accordance with the terms and conditions of the City's Procurement Policy ADMIN-008. City staff on the ITT evaluation committee and, subsequently, Bid Committee have considered the responses received, and on that basis recommend that the City enter into a contract as described above with Pomerleau Inc.

Council Authority/Previous Decisions

The City's Procurement Policy ADMIN-008 requires that contracts with values over \$3 million must be approved by Council following review and recommendations by the Bid Committee. The Bid Committee has considered and recommended Pomerleau Inc. as the successful Bidder.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The Sunset Seniors Centre Building, located on 6810 Main Street, Vancouver will be a one-storey addition located at the southeast corner of the Sunset Community Centre. The building will be adjacent to the existing park space to the east and the existing parking lot to the west.

The rectangular building addition is approximately 11,000 square feet in building footprint comprised of multipurpose rooms, a commercial kitchen, and exterior courtyard. The current building design calls for a concrete foundation and concrete slab on grade. The superstructure will be comprised of structural steel columns and beams with a CLT roof.

The work will include the provision of all labour, materials, plant, equipment, and services necessary for the construction of the project. Including all service connectors to make a complete and fully operational facility.

The new "Sunset Seniors Centre Building" also have the following sustainability objectives:

- a) Meet Passive House Design standards
- b) LEED Gold (New Construction) Certification
- c) Rick Hansen Gold Certification

The purpose of the Invitation to Tender was to identify contractors with demonstrated capability to meet the City's requirements for this project at competitive pricing.

Discussion

The ITT was issued in accordance with the City's Procurement Policy ADMIN-008. The City received responses from two tenderers:

Tenderer Name	Bid Price (taxes included)
• Chandos Construction LP	\$11,699,100.00
• Pomerleau Inc.	\$11,671,176.30

The responses were evaluated through the work of an evaluation team comprised of representatives from Real Estate, Environment and Facilities Management staff and Supply Chain Management. The evaluation team determined that the bid submitted by Pomerleau Inc. is compliant with the Invitation to Tender requirements and provides best overall value to the City. Pomerleau Inc. submitted the lowest priced qualified bid at a tender price of \$11,671,176.30 (all applicable taxes included).

Pomerleau Inc. is qualified to perform the work required for the project as set out in the tender package based on outstanding completion of multiple large construction projects in the past as well as excellent references.

Based on the overall evaluation, the team concluded that the bid submission submitted by Pomerleau Inc. best met the City's requirements and provided best overall value to the City.

Financial Implications

Finance has reviewed and confirmed that funding is provided through the approved REFM Capital Budget for the Sunset Seniors Centre Building. Total project budget is \$16,073,600 with \$10,573,600 funding contribution from Federal Government. As a result of the Invitation to Tender, the City is able to achieve cost certainty for the project.

Legal Implications

The City's Procurement Policy requires that all contracts that have been awarded by Bid Committee and Council will be signed by the Director of Legal Services.

* * * * *