

# Wheatland County

## Request for Decision

Regular Council Meeting  
October 20, 2020



Report prepared by: Matt Boscarior, General Manager of Community and Development

### Award of Tender – Carseland Fire Station Project

#### Recommendation from Administration

THAT Council award the contract for the construction of the Carseland Fire Station to Midwest Design & Construction based on the selection criteria and results of Tender Number AB-2020 05476 for a total amount of \$2,272,124.00 with a total project cost of \$2,795,802.80; and further

THAT Council authorize an increase to the Carseland Fire Station contingency budget by \$254,163.90 to represent a 10% budget line item for a total of \$295,802.90.

#### Chief Administrative Officer's Comments

N/A

#### Report

#### Division 3

In early 2020, RPM Consulting Services was selected to act as the Project Manager, and Bearisto & Associates was selected as the design consultant. The LaGlace Firehall was identified as a base model of the design of the new Carseland Fire Hall station, and this process was overseen by the Project Management Committee. This station was used as a model that both reduces the building scope and overall costs of the asset by a significant percentage, and for the purposes of building a municipal asset that provides adequate service to the population. The planning and detailed design of the site and building were completed, with a full tender package issued on September 11, which closed at 2:00 PM on October 1, 2020. Thirteen compliant Bids were received, and the submissions are listed in Table 1.

Table 1: Company and cost submissions received for the Carseland Fire Hall.

| No. | Company                                     | Price          |
|-----|---|----------------|
| 1   | Southern Alberta Construction Services Inc. | \$2,942,000.00 |
| 2   | Starcraft Construction Ltd.                 | \$3,279,000.00 |
| 3   | Lear Construction Management Ltd.           | \$2,578,000.00 |
| 4   | Nitro Construction Ltd.                     | \$2,844,000.00 |
| 5   | GVN Structures Ltd.                         | \$2,337,207.00 |
| 6   | Krawford Construction                       | \$2,519,600.00 |

|    |                                      |                |
|----|--------------------------------------|----------------|
| 7  | Southwest Design & Construction Ltd. | \$2,391,374.00 |
| 8  | Wright Construction Western Inc.     | \$2,255,475.00 |
| 9  | Elan Construction Limited            | \$2,411,000.00 |
| 10 | Everest Construction Management Ltd  | \$2,366,996.10 |
| 11 | Scott Builders                       | \$2,250,000.00 |
| 12 | Dawson Wallace                       | \$2,549,002.01 |
| 13 | Midwest Design & Construction Ltd.   | \$2,188,541.00 |

To summarize the bids:

Low Bid - \$2,188,541.00 (Midwest Design & Construction Ltd.)

High Bid - \$3,279,000.00 (Starcraft Construction Ltd.)

Average of all Bids Received - \$2,540,168.85

Optional pricing was submitted as requested in the tender documents are listed in Table 2, additional equipment items in Table 3.

**Table 2: Optional Items and associated costs for Carseland Fire Hall**

| Optional Pricing Item                           | Price       |
|---|-------------|
| Emergency Generator & Automatic Transfer Switch | \$76,539.00 |
| Millwork for Crew Lounge Room 208               | \$7,044.00  |

**Table 3: Additional Equipment Items deemed necessary**

| Additional equipment items  | Price       |
|-----------------------------|-------------|
| Audio Visual Equipment (AV) | \$31,369.00 |
| Security Equipment          | \$30,221.00 |
| Furniture                   | \$30,000.00 |

Administration recommends the generator, transfer switch, and the crew lounge to be completed during the overall construction. Purchasing of the AV and security equipment is necessary for overall safety, and construction will already have the fashioned the rough-ins. The Project Management Committee also recommends budgeting \$30,000.00 for furniture after an audit of existing furniture that can be transferred over from the existing station. The Committee will make every effort to find furnishings at an affordable rate.

On August 18, 2020, Council approved the allocation of \$381,952.00 from the Fire Capital Reserve toward the project. Further, Council approved Wheatland County's eligible Municipal Stimulus funding of \$1,044,622.00 to be used for the project. Council also approved the Carseland Fire Hall project to not exceed \$2,500,000.00.

After the full tender review and evaluation, the Project Manager and Committee identified that there is no room for a contingency budget after consulting fees, utility costs for Fortis, and an allowance for a gas service connection. The full cost breakdown for construction is found in Table 4.

**Table 4: Total costs associated for Carseland Fire Hall (including an increased contingency budget to represent 10%)**

|  |                        |
|--|------------------------|
| Construction Cost (including optional items, AV, Security, and furniture)                    | \$ 2,363,714.00        |
| Consulting Fee's   | \$ 172,925.00          |
| Utility Servicing Fee Allowance  | \$ 5,000.00            |
| <b>Subtotal</b>  | <b>\$ 2,541,639.00</b> |
| Original Contingency (original amount was 2.2% - no funds due to Table 2 and Table 3 items.) | \$ 0%                  |
| Original Estimated Total Project Cost  | \$ 2,500,000.00        |
| Amended Contingency Budget (10%)   | \$ 254,163.90          |
| <b>Complete Project Cost (including 10% contingency)</b>                                     | <b>\$ 2,795,802.90</b> |

Table 4 illustrates the full construction costs including the Table 2 and table 3 additions. This represents the increase in our previously known budget from \$2,500,000.00 to \$2,541,639.00. A contingency budget of 10% allows for a total budget of \$2,795,802.90 for the construction of the Carseland Fire Station. The Project Management Committee, in conjunction with the Project Manager, will endeavour to complete the project at our below cost. As a result of internal forces prepping the land, the Committee is confident in the budget. Once the County receives its Municipal Stimulus dollar allotment, the County’s capital portion amounts to \$1,751,180.00.

**Next Steps**

Once the award of the contract is approved by Council, the Committee will issue a Notice of Award to Midwest Design & Construction coupled with a letter indicating that the County intends to enter a contract with them. This will allow Midwest Design & Construction to get its bonds and insurance certificates organized. The contract documents will be assembled and sent to Midwest Design & Construction for signing and then returned to the County for execution.

The Committee will then arrange a kick-off meeting to review the project requirements as well as their detailed plan and schedule for how they are going to execute the construction. The Issued for Building Permit Drawings will be provided to Midwest shortly after award to allow them to apply for the building permit which will be required for them to start work on Foundations. Midwest will also be working to finalize the shop drawings for the pre-engineered building for review by the consultants to allow them to place the order for the building as soon as possible.

Midwest preferred start date from their tender was November 1, 2020. Provided the contracts can be signed and a building permit issued, we expect to see a mobilization to the site around Nov 2 and the start of utility and foundation work in the first week of November.

### **Relevant Policies, Practices, and Legislation**

N/A

### **Alignment with the Strategic Plan**

Wheatland County prioritizes public safety.

### **Response Options**

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

### **Implications of Recommendation**

#### **General**

Approval of the tender and contingency budget will ensure timely construction and delivery of a complete fire station.

#### **Organizational**

Ongoing Project Management Committee work in conjunction with consultant Project Manager.

#### **Financial**

The increase in budget will be captured in the 2021 Capital Budget to represent \$2,795,802.80.

Coordinate with Financial Services Division on receipt of the County's Municipal Stimulus Funding.

Ongoing staff time and Project Management consultant work.

#### **Environmental, Staff, and Public Safety**

With the construction of a new fire station, public safety will be enhanced.

### **Follow-up Action / Communications**

Award the tender to Midwest Design & Construction and work with the proposed schedule. Continue to keep Council updated on progress.

## Report Approval Details

|                      |  |
|----------------------|--|
| Document Title:      | Tender Award - Carseland Fire Station.docx |
| Attachments:         |  |
| Final Approval Date: | Oct 15, 2020                               |

This report and all of its attachments were approved and signed as outlined below:

A handwritten signature in black ink, appearing to read "Brian Henderson". The signature is fluid and cursive, with a large initial "B" and "H".

Brian Henderson