



**DISTRICT OF HUDSON'S HOPE
COUNCIL MEETING AGENDA**

AGENDA ADDITION

Council Chambers
Monday, August 22nd, 2016 at 6:00 p.m.

8. Staff Reports:

SR7 RFD- Contract for the DPW shop

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SR8 RFD-TSD Sewer Main Contract Award

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REQUEST FOR DECISION

RFD#:	Date: August 20, 2016
Meeting#: CM082016	Originator: Tom Matus, CAO
RFD TITLE: DPW Shop Award	

BACKGROUND:

Administration has followed an RFP process for the acquiring of a DPW Shop. Either RFP bids received were over budget or the scope of work was far less than what we requested.

DISCUSSION:

In the New West Partnership Trade Agreement, Consolidated Version, (which governs government procurement processes between BC, Alberta and Saskatchewan): Section Part V Exceptions All Parties C. Government Procurement ss 2. Procurements: (g) reads as follows:

“where it can be demonstrated that only one supplier is able to meet the requirements of a procurement;”

Administration has sole sourced this project and is expecting to receive two quotes for Monday’s meeting.

Administration believes the District complies with the NWPTA section due to the fact Integrity Post Structures can supply the building we require within our budget.

With that Administration recommends exercising the following section in the District’s Purchasing Policy, section 1 Policy Objectives which reads in part as follows:

- i. For the purpose of ensuring efficiency and effectiveness, the following exceptions to the normal procedure are authorized and the quotation and tender provisions of the Purchasing Policy, do not apply when:
 - i. Services and supplies are provided by utility companies on a monopoly basis;
 - ii. Professional services may be obtained through proposal calls or other methods determined by District Council;
 - iii. Cooperative purchasing agreements are made with other agencies or levels of government i.e. School District, Regional District, etc.;
 - iv. Due to an emergency, a situation exists which could adversely affect the life, health or safety of citizens;
 - v. Services are provided on a rotational basis where regular quotations or tenders are not feasible e.g. catering
 - vi. District Council by resolution authorizes a direct purchase in circumstances they consider appropriate.

BUDGET:

\$ 1,495,000 to be charged to General Capital Works M&E Reserve Funds, DPW B&L.

RECOMMENDATION / RESOLUTION:

That:

“Council evoke Purchase Policy section 1 Policy Objectives ss i.i. and direct

Administration to prepare a contract for Integrity Post Structures signature for the DPW

Shop construction.”



Tammy Andersen, Corporate Officer
signing on Behalf of Tom Matus, CAO



District of Hudson Hope

Supply and Install - 80 x 155 4 bay truck shop

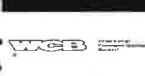
Prepared By

Kevin Hrab

Estimate

Q001866

17 August 2016



Vertical Building Solutions

Box 366, Grande Prairie, AB T8V 3A5
 Ph. (780) 532-0366
 TF: (855) 532-0366

www.verticalbuildings.com

Supply and Install - 80 x 155 4 bay truck shop**Prepared by: Kevin Hrab**

ESTIMATE

Date

17 August 2016

Estimate Number

Q001866

Job Number

Attention: Layton Bressers
 District of Hudson Hope
 Hudsons Hope
 BC
 Canada

Costs	Quantity	Amount
Supply 80 x 155 - 20' as per SOW building package as per budget letter 8/18/16 c/w framed openings 100 psf mezzanine (bay 6) - Qdeck by ABS bay 2/3 accommodation for 7 t OHD crane package Standing Seam roof	1.00	415,255.35
Building Freight Flat deck (no tarps) Carson City NV - Hudson's Hope, BC	3.00	22,599.00
Basic Site Prep - excavate grade beam + supply fill material and compact for slab BY CLIENT: - Initial Clearing / Strip / Roll back and compaction - Backfill w/ crush or suitable fill material BY VBS Starting with levelled pad compacted to 97% or greater - Excavate grade beam - trench packer grade beam trench - backfill grade beam - w/compaction - fine fill (ie. <12") & level - slab floor	12,400.00	37,696.00
Supply and install grade beam 24" Grade beam *****SUBJECT TO ENGINEERING REVIEW***** trench compaction Void form Structural steel (Johnson studs welded to pile caps) 15mm Rolled stirrups 32 mpa concrete c/w Form work + place and finish	630.00	42,525.00
Piling crew - Mob/demob	8.00	2,960.00

Costs	Quantity	Amount
flat deck w/ bobcat - \$185 pile truck and pickup - \$185		
Supply and install 6" pilings Subject to Engineering Review and Soil Conditions	40.00	25,650.00
single joint - 6" - 24 helix Screw pile Alternate 6" driven pile - subject to soil conditions		
Supply and Install floating slab concrete pad SUBJECT TO ENGINEERING	12,400.00	267,840.00
NOTE: Does not include under slab piles which may be required subject to soil conditions and compaction		
Floating Slab floor (6" thick) Re bar + Cages Place and finish Includes - 30x80 (2400sf) Q-deck mezzanine floor + place and finish Note: grade beam will require temporary shoring during construction to support main building columns and uprights during construction phase		
Center Floor Drain Trough - 75ft total 18" center floor drain trough containment only SECONDARY CONTAINMENT OR PLUMBING INTO DRAIN SYSTEM NOT INCLUDED	75.00	12,150.00
Building Installation - Labor & equipment (LOA) labour + Equipment Incl. installation of lock block foundation Incl. LOA Incl. Mob/Demob Incl. Equipment usage for sub trades	12,400.00	281,232.00
supply only - R28 Insulation package c/w WMP Facing material freight included - Edmonton, AB - Hudsons Hope, BC	1.00	66,144.60
labour + Equipment -Insulation package	12,400.00	22,568.00
Supply and Install (5) 14 x 16 OHD doors Bay 1 - fsw / bsw Bay 2 - fsw Bay 3 - fsw bay 4 - fsw bay 5 - fsw	5.00	32,298.75
Supply and Install (1) 18 x 16 OHD Door Bay 4 BSW	1.00	8,775.00
Supply and Install (1) 7 ton OHD Bridge Crane Mussel Crane crane rails provided by Vendor Building Designed to accommodate collateral loads - Bay 2-3	1.00	106,644.60
Supply and Install Basic Electrical Pkg - truck shop, washbay, woodshop Basic Electrical Package - Shop & Office SOW from Panel distributed into the building - DOES NOT INCLUDE CONNECTION TO PRIMARY SERVICE OR CABLE	10,200.00	81,600.00
<ul style="list-style-type: none"> - 3 rows HI-bay metal halide lighting - surface mount - Bx Cabled throughout shop - woodshop and washbay - Plugs at 20' surface mounted on inside building liner - (5) OHD circulating air fans - wiring to accommodate (2) 24" active ventilation fans (truckshop) - wiring to accommodate (2) 24" active ventilation fans (washbay and woodshop areas bay 1) - Exit sign light w/emergency backup battery pack above each exit door - power supply to each OHD door (connection by door contractor) 		

Costs	Quantity	Amount	
Fitout allowance - Main floor offices and mezzanine Offices and Meeting room (as per requirements) 1200 SF + 192 SF - prox. 1776 SF lights - heat - electrical Ethernet ready coffee nook (cabinet/countertop - microwave - sink)	1.00	373,531.50	
Common Area / Reception 1500 SF entrance way - boot room vestibule Countertop receiving area w/ sitting area			
Lavatories + Locker Rooms (2) commercial grade handicap accessible lavatories (Main floor) (2) commercial grade Lavatories (2nd level) locker Room 96 SF each + 80 SF Each = 355 SF locker = 200 SF (price includes lockers / Benches) C/w Shower Area in each			
Tool Crib/Parts Room 480 SF Bare room - c/w lights heat electrical Shelving/Cabinets etc. NOT Included			
Electrical mechanical Room 100sf - Bare room - c/w lights heat electrical Wiring included in Electrical allowance			
I/T Server Room Bare 100 SF - Bare room c/w lights heat electrical			
Janitor room 100 SF - Bare room c/w lights heat electrical Plumbed for oversized sink & floor drain			
Window allowance Shop windows ONLY	12.00	12.00	
windows in office/lunch room included in fitout costs for mezzanine			
Supply and installation Fire Suppression SUBJECT TO ENGINEERING REVIEW Supply and Install	1.00	65,000.00	
		Subtotal 1,864,481.80	
		Tax 93,224.10	
		Total 1,957,705.90	
		†	
Options	Quantity	Rate	Amount
Engineering Costs - Supplied by General on Forced Account Basis (cost + 15%) Engineer on Record + Architectural Package Bourcet Engineering (Vernon, BC)	1.00	74,750.00	74,750.00
Electrical / Mechanical / Sprinkler - SMi Facilicorp (Fort St. John, BC)			
Piling Layout and Sizing - Altec Engineering (Fort St. John, BC)			
Estimated Costs @ \$65,000 (+ 15%)			

2,032,455

Valid To: 14 September 2016

Established in 1995, Vertical Building Solutions (formerly Cover All North) is respected for its commitment to performance at every level of our operation. From the products we represent to the range of services we offer, we strive to maximize the Value clients realize from their building investment by providing high Quality building solutions --- On---Time and On---Budget. Our specialty is the rapid deployment of prefabricated and modular construction solutions, in support of a broad spectrum of industries and applications

Vertical Building Solutions is a dedicated team of construction professionals, committed to delivering first quality construction services in a cost---effective manner. On behalf of our clients, we have sourced, qualified and aligned ourselves with the industry's top manufacturers of Fabric Buildings and Prefabricated Housing systems.

Featuring Tensioned Fabric over Engineered Steel Truss Buildings by BriteSpan, Legacy and ABC (American steel buildings)

Available in a range of profiles and configurations, Standard truss designs support building spans from 24' to 160' wide, assembled to achieve any length required. Custom designed solutions to fit any length width and height.

The primary structural steel assemblies – trusses and steel framing system --- are fabricated to CAN/CSA A660 certification standards all available in HDG, providing building owners with assurance that the Building Structure is engineered in compliance with the Canadian building codes – with consideration for regional snow and wind load design criteria - and manufactured to industry leading quality standards.

The key component of the building system is the Tensioned Fabric Membrane, fabricated from non---toxic organic polymers and is 100% recyclable. The membrane consists of a woven scrim substrate offering tremendous rip, tear & puncture resistance, with a 4 mil (min.) coating to provide abrasion resistance, UV protection, and colour fastness. Building covers feature a 15 Year (pro-rated) warranty (Fire-Rated covers and insulated liners are available as options).

Complementing the base building systems, Vertical Building Solutions presents a full range of accessory and fit-out items including; foundation options, windows & doors, process equipment, HVAC and electrical sub---systems as required to complete the building solution, ensuring compatibility and a consistent level of quality.

Standard Terms and Conditions:

Vertical Building Solutions shall invoice based on the following standard terms and conditions:

- 50% deposit – Due upon acceptance of the IFA Drawing package (If required). Please note that no buildings or components will be ordered by VBS prior to the receipt of funds
- 40% progress payment upon mobilization to site.
- 10% holdback payment upon acceptance of the building package and completion of all items identified during the closing review.

No warranties are expressed or implied other than that provided by the manufacturer. The entire structure and all options shall remain the property of Vertical Building Solutions until such time as the building is paid for in full.

A minimum cancellation fee of \$500.00 or a re-stocking charge of (20%) will be charged on orders cancelled after five (5) days from the contract date.

Vertical Building Solutions reserves the right to enter the customer's premises until the invoice is paid in full. 3% per month will be charged on overdue accounts. Vertical Building Solutions assumes no responsibility for claims regarding the performance of the building unless written, nor claims made resulting from alterations made to the building other than those specifically designed and installed by Vertical Building Solutions.

Below ground foundations are subject to change due to considerations for unseen obstacles and or frost conditions.

INTEGRITY

Post Structures

IntegrityPostStructures.com

Quote Number: 54077-1

Account: 54077

Town of Hudsons Hope

Hudsons Hope, British Columbia,
foreman@hudsonshope.ca
(778) 204-0303
1579

Date Created: August 20, 20
Quote Expires: September 4, 20

Building

80' x 120' x 22' Commercial

\$1,495,000 + GST

* Includes Labour / Materials / Freight / F

Standard Features

- Posts 4' O.C. 4 ply perma 2" x 8", Premium laminated posts on **Integrity's Perma Column foundation.** Includes the new Integrity Post Disc. (Eve posts only, gable posts are estimated at 8' O.C. or 6' O.C.)
- Trusses 4' O.C. Double Ply Engineered and designed to meet or exceed local conditions
- Strapping 2" x 6" wall and roof strapping @ 2' O.C.
- Metal Cladding Premium 29 gauge Hi-Tensile FC36 profile metal including a 3/4" (large rib)
- Engineering **Engineered Blueprints And Schedules**

Included Options	Quantity	Width	Height	Length	Window Inserts	Location	Insulated	Operat
Overhead Door	7	16	16			End Wall	Yes	Operat
Overhead Door	2	12	10			End Wall	Yes	Operat
3' Steel Standard Door	10					1st Storey		
3' Steel Fire Door	2					1st Storey		
Double Aluminum With Full Glass	1					1st Storey		
3'x3' Fixed Window [Dual Pane]	12					2nd Storey		
3' x 5' Sliding Window	12					1st Storey		
Smoke Stop	2							
Smoke Damper	6							
Attic Hatch	3							
Eve Soffit				480				
Gable Soffit				240				
Ridge Cap Ventilators	7							

20x120x12 CLOSED DROPPED DOWN LEAN TO ON BOTH SIDES WITH PERMACOLUMNS
2 LAYERS OF TYPE X DRYWALL UNDER METAL ON SHOP SIDE OF OFFICE/SHOP WALL
ADD ONE POLYCARB PANEL TO EACH O/H DOOR
ROOF ABLE TO SUPPORT SOLAR PANELS
This price includes the turnkey package attached Quote #10100

Insulation Package	Details	80' x 120' x 22'
Walls	R28 insulation & 6mm CGSB vapour barrier, 2"x4" strapping @ 2' O.C. bright white metal lined	
Ceiling	R40 insulation & 6mm CGSB vapour barrier, bright white metal lined	

Warranty

We stand behind our buildings with a lifetime warranty on Perma-Columns, manufacturer's 40-year warranty on paint on metal cladding and 5-year warranty on workmanship

Expiry

INTEGRITY

POST STRUCTURES

Sales Quote

Date: 2016/08/20

Quote #: 10100

Payment Due by:

Bill To:

Town of Hudson's Hope
80'X120'x22'

Ship To (if Different):

Salesperson

Jason Murrell

Description	Qty
Concrete	
Supply labour and equipment to prep, pour, saw cut and seal new 80'x120' pad plus two 20'x120' pads. Complete with 1-30' x 12" floor gutter and large 2-stage sump in wash bay area. Additional bays complete with 1 large 2-stage sump per bay	1
Electrical	
Distribution	
600V 400amp distribution	1
200a panel	1
Power outlet	
Single pole switch	20
3-way switch	20
15 amp receptacle	38
15 amp GFCI receptacle	4
20Amp receptacle	25
50Amp receptacle	4
Lighting	
LED high bay	24
LED Low bay	5
LED Low intensity	10
LED yard light	6
LED man door light	4
Light outlet	
Circulation	
Ceiling fan	6
Fan speed control	1
Wall fan interlock	4
Heat	
In-floor heat wiring	2
Audio	
Cat6 data wiring	6

Motor power and control	
Overhead door wiring	5
Bath fan	5
Lighting timer	1
Exit lighting	12
Crane wiring	1
Back up generator provisions	1
Domestic	
Fridge	1
Microwave	1
Dishwasher	1
<u>Plumbing</u>	
Supply and install all plumbing rough in and finishing's for 4 bathrooms and two kitchen sinks. Supply and install 4 toilets, 4 lavatory sinks and faucets, 2 kitchen sinks and faucets, 2 fiberglass shower stalls with shower valves and chrome trims. Supply and install hose bibs as required. Supply and install two electric hot water tanks for the bathrooms and kitchen areas	1
Supply and install compressed air lines in the shop area. Air lines will be ran around the perimeter of the shop and drops at specified locations by the customer, (air compressor and air dryers are not included)	
Supply and install 6" water tree in the mechanical room, allowing provisions for sprinkler system, includes back flow preventer, by pass loop, gate valves, material and labour (deep services to the building are not included, water main to be stubbed into the mechanical room by others)	1
Supply and install all drainage from sump pits to outside holding tanks	4
Supply and install one septic pump out tank with all fittings and labour included (excavation is not included)	1
Supply and install one pump out tank for the Oily water from the sump tanks	1
Supply and install one eye wash station	1
Underground plumbing from the floor drain sump pits to the septic holding tank	4
<u>In-floor heating and boiler system</u>	
Supply and install all in-floor heat piping comes with engineered loop layout and heat loss calculation	14,400sq'
Supply and install one "IBC" boiler 98% efficiency, includes exhaust venting to outside	1
Supply and install one 50 gallon indirect hot water tank	1
Supply and install full boiler pump and control package. Package includes; all pumps for hydronic heating, glycol system feeder, glycol, Spiro vent, pump control and pump wiring	
<u>Gas fitting</u>	
Interior gas line includes. Running main gas line from the swing joint on the building to; two Boilers and two furnaces.	
<u>HVAC</u>	
HVAC system for the offices, bathrooms, tool crib, break/locker area, and the parts room includes; one furnace and air conditioner for the offices, meeting room, bathroom and entrance area. One furnace and air conditioner for the parts room, bathrooms, break/locker room and the tool crib. air conditioners are 4 ton units with condensers outside and A coils in the furnaces	

<u>Crane</u>	
Single girder crane, 7-Ton, spans 40'0". 60'0" length, runway system, conductor system, transportation to site, complete installation, commissioning and testing is all included.	
<u>Framing, Drywall and painting.</u>	
Frame steel stud walls for 3 offices, one meeting room, 4 bathrooms, break/locker room. Includes supply and installation of drywall, mud, tape and knockdown texture to ceilings. Also includes prime and apply two coats of paint to all interior walls, trim and doors	
<u>Turnkey</u>	4
Supply and install four 240v wall exhaust fans in the shop area with wall fan interlock	4
Supply and install four wall fan intake dampers	5
Supply and install interior doors and door casings	
Supply and install window casings, door casings and baseboard	500sq'
Supply and install 3/4" plywood to the interior of the mechanical room (left as natural)	14,400sq'
Supply and install ridged foam insulation under the concrete slab for hydronic heating R-12	12'
Supply and install lower kitchen cabinets in the break/locker room, includes laminate counter top, basic white door fronts and hardware	5'
Supply and install lower kitchen cabinets for the coffee area, includes laminate counter top, basic white door fronts and hardware	2
Supply and install two bathroom vanities for the lunch/break room washrooms	
<u>Engineering and permitting</u>	
Building permits and development permits	
Engineering: civil package, professionally engineered site plan, landscape plan, finished grading, stamped schedules A,B,C	
Engineering: Architectural package professional stamped Architectural drawings, 3d model, interior partitioning plans and floor layouts , elevations, fire code analysis, spatial separations and limiting distances, and development permit requirements. Stamped schedules A,B,C	
Engineering: Mechanical and electrical package. Electrical and lighting layout plans, underground wiring and coordination with electrical tie ins. Mechanical plumbing and heating drawing, locating all sumps and tanks required as per the district of chewing and customer.	
Garbage dumpster is included	
<u>NOTES</u>	
Earthworks and gravel are to be supplied by the town of Hudson's Hope	
Excavation for the septic pump out tank and oily water tank are to be supplied by others	
Air compressor, air dryer and pressure washer are not included in this estimate	
Main water supply to be stubbed into the mechanical room by others	

REQUEST FOR DECISION

RFD#:	Date: August 20, 2016
Meeting#: CM082016	Originator: Tom Matus, CAO
RFD TITLE: TSD Sewer Main Contract Award	

BACKGROUND:

Administration has conducted a Tendering process for the installation of a sewer main in the Thompson Sub Division, partially paid via Parcel Tax.

DISCUSSION:

Tendering process is complete and L&M whom is the Project Engineer has recommended we award the contract to Countryview Properties Corporation with a bid of \$110,872.15.

BUDGET:

\$110,872.15 from Sewer Capital Works, M&E Reserve Fund

RECOMMENDATION / RESOLUTION:

That:

“Council award the Thompson Subdivision Sewer Main installation contract to Countryview Properties Corporation in the amount of \$110,872.15.”



Tom Matus, CAO