



REQUEST FOR DECISION

Gates Lake Construction Services Agreements – Parking Lot, Maintenance Area, Accessible Trail, Wash House, Septic System and Picnic Shelter

November 24, 2014

RECOMMENDATIONS:

1. THAT the Squamish-Lillooet Regional District (SLRD) enter into a Master Municipal Construction Document contract with Sumas Remediation Services Inc. for \$57,074.00 for the construction of a Parking Lot, Maintenance Area and Accessible Trail; and
2. THAT the SLRD enter into a Canadian Construction Documents Committee 14-2013 contract with TimberSmith Woodworks for \$107,949.30 for the construction of a Picnic Shelter; and
3. THAT the Chair and/or the Chief Administrative Officer be authorized to execute the contracts for the construction of the Parking Lot, Maintenance Area and Accessible Trail and the Picnic Shelter on substantially the same terms as the contract agreements attached to this report; and
4. THAT the SLRD not enter into a contract for the construction of a Wash House / Septic System at this time, and explore the feasibility of two pit toilets and a sink with running water for the Gates Lake Park.

BACKGROUND:

A summary of the Gates Lake Park project was brought forward to the SLRD Board at the October 27, 2014 meeting (copy of report attached). At that meeting the Board resolved:

1. *THAT the Squamish-Lillooet Regional District (SLRD) complete the following projects given the current budget allocated to the Gates Lake Park construction:*
 - a. *Parking Lot, Maintenance Area and Accessible Trail*
 - b. *Picnic Shelter*
 - c. *Nature Trails*
 - d. *Upgrade existing pit toilet to a Provincial Park standard*
 - e. *Add a water pump for access to potable water*
2. *THAT Staff proceed with the review of Request for Proposals (RFP) received and provide necessary information to the Board for decision on proponents at the November 24, 2014 meeting.*

Through the RFP process staff reviewed all proposals received and are recommending the following proponents. The submissions received by these proponents are within the allocated amenity funds budget of \$306,000 for the project.

1. Sumas Remediation Inc. for \$57,074.00 for Construction of the Parking Lot, Maintenance Area and Accessible Trail
2. TimberSmith Woodworks for \$107,949.30 for Construction of the Picnic Shelter

A summary of the proponent submissions is outlined in Appendix B.

CONTRACTS:

The contract agreement to be executed for the Parking Lot, Maintenance Area and Accessible Trail is the Master Municipal Construction Documents (MMCD). The contract agreement to be executed for the Picnic Shelter is the Canadian Construction Documents Committee 14 – 2013 (CCDC14 – 2013) Design Build Stipulated Price contract. The contracts will be based upon the information contained in the RFP’s, the Contractor’s submissions and any SLRD’s supplementary (additional) conditions. The contract templates have been attached as Appendices C and D.

RESPONSE OPTIONS:

1. Award the 2 contracts as per the recommendations;
2. Reissue the Request for Proposals;
3. Refer back to staff; or
4. Do not proceed with the projects at this time.

PREFERRED STRATEGY:

Approve the recommendations.

ATTACHMENTS:

- Appendix A – Request for Decision - Gates Lake Park Project report dated October 21, 2014
- Appendix B – RFP Submissions Summary
- Appendix C – MMCD Contract Agreement
- Appendix D – CCDC14-2013 Contract Agreement

Submitted by:	Angela Barth, Manager of Recreation Services
Approved by:	Lynda Flynn, CAO

APPENDIX B – RFP Submission Summary

Through the Request for Proposal process staff received the following:

- Six proposals for Construction of the Parking Lot, Maintenance Area and Accessible Trail with a range of \$57,000 to \$204,000
- Seven proposals for Construction of the Picnic Shelter with a range of \$84,000 to \$179,000
- Two proposals for Construction of the Wash House / Septic System with a range of \$265,000 to \$278,000

Of the proposals received for the Parking Lot, Maintenance Area and Accessible Trail, staff is recommending Sumas Remediation Services Inc. of North Vancouver, BC. The scope of work to be completed is as follows:

1. Structure Removal/Disposal & Relocation
 - Removal and disposal of existing cabin
 - Removal and disposal of existing deck
 - Relocate existing shed and C-Can storage container
2. Clearing & Grubbing
 - Clearing of area in accordance with Concept Plans and disposal of trees and vegetation to be cleared, provided that all materials capable of being salvaged for nature trail bridges are salvaged (in coordination and cooperation with the SLRD's landscape architect).
 - Contractor will flag trees or vegetation zones to be protected before and during clearing and grubbing operations.
 - Contractor will not allow building materials, oil, paint, construction debris, buildings or equipment to be stored or dumped on site or leaned against trees.
3. Construction of Parking Lot/Maintenance Area (Gravel)
 - Subgrading
 - The preparation of the subgrade shall, by rough grading and filling, provide a base that will allow the placing of required granular road sub base and base.
 - Soft and unstable area below subgrade that cannot be compacted to this standard shall be excavated and filled with suitable fill material.
 - Grade transitions of subgrade should be smooth and even, and shall be such that ponding cannot occur on the subgrade surface.
 - Granular Base & Subbase
 - Supply and placement of parking and maintenance area granular base and subbase to be in accordance to MMCD Sections 02233 & 03334.
 - Place granular base and sub base thickness in accordance with Parking Lot Detail
4. Construction of Accessible Trail (Gravel)
 - Associated site preparation
 - Place granular base and sub base thickness in accordance with Trail Detail
 - Accessible Trail surface material to be 3/8" minus crushed granite.

Sumas Remediation Services Inc. pertinent information:

- Proposal meets key evaluation criteria;
- Preliminary Construction Schedule meets the project timeline for completion;
- Schedule of Quantities and Pricing is the most competitive of all submissions received;
- Have extensive experience working in sensitive habitats;

- Asbestos Removal and Disposal will be subcontracted to Quest Environmental in New Westminster;
- Strong references from other municipalities and companies.

Of the proposals received for the Picnic Shelter staff is recommending TimberSmith Woodworks of Williams Lake, BC. The scope of work to be completed is as follows:

1. The Contractor will provide the engineering, detailed design, supply and installation of one timber picnic shelter and foundation. The structure will conform to the specified dimensions while complying with British Columbia Building Code load requirements.
2. Project Elements
 - Construction includes all necessary site preparation including excavation, backfill, and compaction;
 - Concrete: Footings & concrete slab built to an accessible standard;
 - Wood: Rough sawn and stained;
 - Roof: Metal roof standing seam or rib system, colour to be natural earth tone – no bright or reflective materials, overhang of minimum 1' and must overhang concrete slab, must have snow-stops;
 - Electrical: 4 double receptacles (one on each corner), supply additional conduit for future electrical upgrades; and
 - Hardware: Steel connections to be primed and painted with rust inhibitor. Hardware to be electrostatic zinc plated.
3. Design & Construction Considerations
 - Structure must have a rustic feel with non-traditional timber post and beam construction (steel fasteners);
 - The contractor must complete a full set of shop drawings showing the necessary details and must include structural review and approval, building permits/inspections, and must receive final approval from the SLRD;
 - Shelter must be built to an accessible standard on a concrete slab;
 - Footprint to be approximately 900 ft² to 1,200 ft²;
 - Structure height must not exceed 5m;
 - Roof angle must be no greater than 30 degrees and must have snow-stops;
 - Construction disturbances shall be limited to the site with minimal disturbances to the natural environment;
 - Staging area may be located in maintenance area or public parking lot; and
 - The Contractor is responsible for protection of materials. If stored temporarily, timbers should be placed on blocks well off the ground and separated with wood strips so that air can circulate around each timber.

TimberSmith Woodworks pertinent information:

- Proposal meets key evaluation criteria;
- Preliminary Construction Schedule meets the project timeline for completion;
- Schedule of Pricing - this is not the lowest price received, however, it is within the project budget and provides the best value based on review of previous projects, references and the design received as part of the proposal;
- Design intent provided is aesthetically appealing with a traditional timber frame structure;
- Have extensive experience from furniture to timber frame home builds;
- Subcontractors include Gobert's Backhoe and Excavation of Pemberton, BC for the site preparation and AMB Electrical of Pemberton, BC for the electrical work;
- Strong references.