

June 30, 2016

Project No. 1450.00

The Corporation of the Township of North Huron
274 Josephine Street
Wingham, Ontario N0G 2W0

Att: Pat Newson

Re: Bid Summary Report & Recommendations - Blyth Memorial Community Hall

Dear Ms. Newson

We have reviewed the bid documents opened at the Township of North Huron on Tuesday, 28-June-2016.

Five general contractors were prequalified and invited to submit bids for the proposed Renovations and Addition at Blyth Memorial Community Hall. J.P Commercial Contracting notified us in advance that they would not be bidding the project.

The following is a summary of our evaluation of the bid submissions:

Form of Tender

Four bidders submitted sealed envelopes by the close of tender. All bids received were signed, sealed and completed in all respects, except as noted in "Irregularities" below.

Irregularities

Devlan Construction did not identify all the Subcontractors that they intended to use. This would have been considered a minor irregularity had they been the low bidder.

W.H. Smith Construction Ltd. did not submit the correct Appendix A - List of Subcontractors & Itemized Prices, inadvertently using an Appendix from a previous project. Also, they incorrectly identified 5 addenda, instead of 2, on the Stipulate Price Bid Form. These discrepancies are significant and we consider their bid non-compliant. Therefore, bid information submitted by W. H. Smith Construction is not included in this summary.

Addenda

There were two addenda issued during bidding and all three compliant bidders acknowledged that they had included the addenda in their bids.

Bonds

All compliant bidders submitted the required surety: Bid Bond in the amount of \$150,000.00, and Surety's Consent (Agreement to Bond) for A Performance Bond in the amount of 100% of Contract Price and a Labour and Materials Payment Bond in the amount of 50% of Contract Price.

Base Bid Prices

The table below lists the prices as submitted.

	SKC Construction Inc.	K & L Construction (Ontario) Ltd.	Devlan Construction Limited
Base Bid	\$3,385,000.00	\$3,732,666.00	\$4,430,000.00
Ranking	1	2	3

The Bid Price includes a Contingency Allowance of \$299,000.00.

The 28-June-2016 statement of probable construction cost estimated the work at \$3,230,725 plus HST.

Schedule:

Schedule	SKC Construction Inc.	K & L Construction (Ontario) Ltd.	Devlan Construction Limited
Award of Contract	19-July-2016	19-July-2016	19-July-2016
Mobilize on Site	19-Sept-2016	19-Sept-2016	19-Sept-2016
Substantial Performance of Work	31-Mar-2017	31-Mar-2017	31-Mar-2017
Completion of Work	19-May-2017	19-May-2017	19-May-2017

Subtrades and Suppliers

The table below lists the proposed subtrades and suppliers for portions of the work.

Subtrades / Suppliers	SKC Construction Inc.	K & L Construction (Ontario) Ltd.	Devlan Construction Limited
Landscaping	Peeters	Peeters	Peters
Concrete Pavement	Hardscape	Picolli	Berlin
Cast-in-Place Concrete	Brian Haid	Teeswater	to follow
Masonry	TSC	TSC	TSC
Structural Steel	Broders	Broeders	First Choice
Miscellaneous Metals	Golden Triangle	Broeders	Rosmar
Metal Stairs & Railing	Golden Triangle	Broeders	in above
Carpentry	SKC	Lynncraft	to follow
Casework & Countertops	Baywood	Baywood	Baywood
Finish Carpentry	SKC	K & L	to follow
Modified Bitumen Roofing	DJ Peat	Smith-Peat	DJ Peat
Hollow Metal Work	Ferrell	Knells	Muller
Aluminum Entrance Screen	Glass Canada	Glass Canada	Glass Canada
Glass & Glazing	Glass Canada	Glass Canada	in above
Gypsum Board	Bast	Madill	Ilic
Ceramic Tile	Quanbury	Quanbury	Quanbury
Resilient Flooring	Quanbury	Quanbury	in above
Hardwood Flooring	Quanbury	Quanbury	in above
Acoustic Ceiling	Bast	Madill	in GB
Painting	M & M	M & M	M & M
Mechanical - Plumbing	Shamrock	Shamrock	Dave Davies
Mechanical - HVAC	Shamrock	Shamrock	Dave Davies
Electrical	Pfaff	Pfaff	Pfaff

Itemized Pricing

The table below lists the itemized pricing relating to the base bids.

Itemized Pricing	SKC Construction Inc.	K & L Construction (Ontario) Ltd.	Devlan Construction Limited
Landscaping	\$13,133.00	\$20,000.00	\$20,000.00
Concrete Pavement	\$70,680.00	\$40,000.00	\$60,000.00
Cast-in-Place Concrete	\$79,750.00	\$100,000.00	\$200,000.00
Masonry	\$20,380.00	\$35,000.00	\$20,000.00
Structural Steel	\$71,900.00	\$120,000.00	\$50,000.00
Miscellaneous Metals	\$37,300.00	included above	\$50,000.00
Metal Stairs & Railing	included	included above	included above
Carpentry	\$88,000.00	\$80,000.00	\$100,000.00
Casework & Countertops	\$15,885.00	\$16,000.00	\$15,000.00
Finish Carpentry	\$80,000.00	\$80,000.00	\$75,000.00
Modified Bitumen Roofing	\$110,000.00	\$112,000.00	\$111,000.00
Hollow Metal Work	\$4,500.00	\$6,500.00	\$5,000.00
Aluminum Entrance Screen	\$52,480.00	\$50,000.00	\$50,000.00
Glass & Glazing	included	included above	included above
Gypsum Board	\$133,844.00	\$140,000.00	\$125,000.00
Ceramic Tile	\$113,324.00	\$140,000.00	\$110,000.00
Resilient Flooring	included	included above	included above
Hardwood Flooring	included	included above	included above
Acoustic Ceiling	included in GB	included above	included in GB
Painting	\$55,000.00	\$55,000.00	\$50,000.00
Mechanical - Plumbing	\$460,000.00	\$460,000.00	\$416,000.00
Mechanical - HVAC	included	included above	included above
Electrical	\$212,000.00	\$212,000.00	\$212,000.00
Allowances	\$857,000.00	\$857,000.00	\$857,000.00

Recommendations

1. It is our opinion that SKC Construction Inc. is the low compliant bid. It is our recommendation that SKC Construction Inc. be awarded the Work for the Base Bid Price of \$3,385,000.00 plus HST.
2. The \$299,000.00 Contingency Allowance was reviewed with the Owner. At the Owner's request the Contingency Allowance will be reduced to \$150,000.00 in a Post-Tender Addendum, prior to signing of the CCDC2 Construction Contract, between Owner and Contractor. We recommend the Owner retain this Contingency in the event of unforeseen conditions and any potential oversights.

The adjusted bid price including the above recommendations is as follows:

Base Bid	\$3,385,000.00
Reduction of Contingency (\$299,000 to \$150,000)	(\$149,000.00)
Adjusted Bid Price	\$3,236,000.00

We await your direction.

Yours truly,



Allan Avis architects inc.

Jason Morgan
BAS, M arch, OAA

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