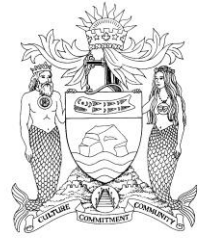


THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** January 25, 2021

**TO:** Mayor and Council

**FROM:** Jim Gordon, P.Eng., Director, Engineering and Municipal Operations

**SUBJECT:** Contract Award – Fire Hall Roof Replacement

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**RECOMMENDATIONS**

THAT Council:

1. Approve the award of the Fire Hall Roof Replacement project to Langley Roofing Co. Ltd. in the amount of \$225,700 (excluding GST); and
  2. Direct staff to realign capital projects in the Financial Plan to accommodate these unbudgeted increases.
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**EXECUTIVE SUMMARY**

The purpose of this report is to obtain Council approval to award the Fire Hall Roof Replacement project.

**PREVIOUS COUNCIL DIRECTION**

Not applicable.

**INTRODUCTION/BACKGROUND**

The White Rock Fire Hall was constructed in 1991, approximately 30 years ago. Repairs as a result of roof leaks have taken place every year for the past three (3) years. Staff recommend that replacement of the flat roof is a necessary investment for 2021 to maintain the building and provide future uninterrupted and continued use of the building.

Council Policy #301 “Procurement Policy” requires Council approval for contracts with values exceeding \$250,000.

The City posted an Invitation to Tender (WR20-032) on BC Bid and the City of White Rock’s website on November 27, 2020, for flat roof renewal, window upgrades, and associated work. The Tender closed at 3:00 p.m. on December 23, 2020. The City received nine (9) bids and the results are summarized below.

Table 1 – Bid Summary

Contractor	Price
Langley Roofing Co. Ltd.	265,700
Boston Construction Corp,	289,140
Pacific Building Envelope & Maintenance Ltd.	334,000

Columbus Construction & Restoration Ltd.	346,887
New City Contracting Ltd.	350,145
Ocean West Construction Ltd.	357,827
Restruction Building Services Ltd.	459,800
Holaco Construction (1997) Ltd.	499,420
Wood Projects Ltd.	568,800

Langley Roofing Co. Ltd. submitted the lowest price bid and offered a credit of \$40,000 for reusing the existing window systems. Staff recommend accepting the bid that includes a credit, for a revised contract award price of \$225,700 plus GST.

### **FINANCIAL IMPLICATIONS**

A summary of the project budget is as follows.

Table 2 – Project Budget

	<b>Design</b>	<b>Construction</b>	<b>Total</b>
Budget	20,000	70,000	90,000
Project Cost	21,000	225,700	246,700
Contingency	1,000	33,300	34,300
<b>Total</b>	<b>22,000</b>	<b>259,000</b>	<b>281,000</b>
<b>Project Variance</b>	<b>-2,000</b>	<b>-189,000</b>	<b>-191,000</b>

In order to accommodate the project budget variance of \$191,000, it will be necessary to realign and defer other capital projects in the 2021 budget process. The 2021 draft financial plan has contemplated this change.

### **LEGAL IMPLICATIONS**

Not applicable.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

Not applicable.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

Staff have coordinated a staging area and building access with the Fire Department. Staff will inform the Fire Department of the contractor's schedule prior to project commencement.

Finance and Engineering staff worked together on the capital projects realignment in the draft 2021 Financial Plan.

Staff will work with the Communications Department to share this with the public.

### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

Not applicable.

### **OPTIONS / RISKS / ALTERNATIVES**

The following option is available for Council's consideration:

1. Not approve the project, however, the roof will continue to leak and be susceptible to further water damage and may result in more extensive future repairs. In addition, the serviceability of the Fire Department building will be affected.

### **CONCLUSION**

The City posted an Invitation to Tender for replacing the Fire Hall Roof. Nine (9) bids were received and based on the lowest price, staff recommend awarding of the contract to Langley Roofing Co. Ltd. in the amount of \$225,700 (excluding GST).

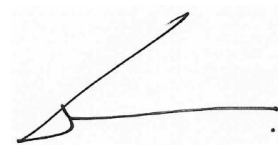
Respectfully submitted,



Jim Gordon, P.Eng.  
Director of Engineering and Municipal Operations

### **Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer