



December 22, 2023

Birk Madsen, AScT
City of White Rock
877 Keil Street
White Rock, BC V4B 4V6

Dear Mr. Madsen:

RE: WELL 5 COMPLETION AND SITE WORK
Tender Evaluation
City Ref: WR23-024
Our File 0452.130

On November 21, 2023, a total of one bid for the above-noted project was received at the City of White Rock. Bids were solicited based on an open bid process on BC Bid, which closed at 2:00pm, November 21, 2023.

The bid was accompanied by the necessary Bid Bond for ten per cent (10%) of the tender value, and the Consent of Surety. The bid was therefore judged to be valid and complied with bidding requirements. The bid was checked for arithmetic errors and recorded as follows:

Table 1: Bid Check

Rank	Bidder	Bid Price (Excl. GST)
1.	Drake Excavating (2016) Ltd.	\$1,420,000.00

A copy of the Form of Tender form submitted by the bidder is attached for reference.

Analysis of Low Tender

Drake Excavating (2016) Ltd.'s (Drake) bid is complete, and contained the required Bid Bond, Consent of Surety, and Addenda. The following points are noted:

1. A minor date revision is required and to be initialled by Drake on the signature page of the Form of Tender (page 3). The year the tender was executed should read "2023", not "2024".
2. Drake is a large civil contractor that has completed numerous projects throughout the Lower Mainland, including projects that KWL has been involved with. We have no information to suggest that Drake cannot complete the work included in this tender. Drake's bid includes several sub-contractors, including McGladdery Electrical and Precision Service and Pumps; these contractors have performed electrical and well completion work respectively for the City during previous well projects.
3. The total tender price of \$1,420,000 is higher than KWL's Class D cost estimate that was completed as part of the predesign report. KWL's cost estimate subtotal of \$1,174,000 included costs for pipe bursting the existing raw water main along Vine Ave. and Oxford St. and replacing the main through the Oxford site (roughly \$328,000 of the subtotal), scope which was not included in the current tender. It is noted that the total recommended budget for the project (including engineering and contingencies) was \$1,641,000. The Class D cost estimate is attached for reference.
4. Drake's proposed construction schedule shows mobilization occurring in mid-April 2024, with commissioning in October 2024.



5. Drake has indicated that the lead time for the specified standby genset is 55 weeks, meaning delivery would be beyond the specified Substantial Performance date of October 31, 2024. Drake has included an allowance for a rental genset to be installed for the period between commissioning of the station and installation of the permanent genset. It is recommended that the total cost allowance for the rental genset be requested, as it may not be required given the likely timing of the commissioning (i.e. outside peak summer demands, when operation of Well 5 may not be critical).
6. Several cost items are noted as being significantly higher than anticipated; the Contractor could be requested to substantiate these prices. The most notable items are:
 1. Item 26-1 Electrical Kiosk - \$250,000. The estimated cost for the kiosk was \$110,000. It is possible that Drake has lumped other related costs in this line item.
 2. Item 33-5 Tie-In at Vine Ave. - \$27,350. This is high for a non-hot tap tie-in. The raw water main can be isolated at this location for the tie-in. It would be expected that this work would be completed in a single day.
 3. Item 33-6 Kiosk/Well Tie-Ins - \$27,350. Similar to the item above, these piping connections would be made before the new system is pressurized. It would be expected that this work would take 2-3 days maximum.
 4. Item 33-8 Well Completion - \$225,000. This item includes the supply and installation of the pump, column piping, pitless unit, surface seal, and various other related components at the well head. The tendered price is roughly double the estimated cost of \$112,000 for the supply and installation of the pump, well check valve, column pipe, and pitless unit (the estimate included supplier quotes for the pump and pitless unit).

Recommendation

Based on the foregoing, we recommend that the City of White Rock award the contract to Drake Excavating (2016) Ltd. subject only to availability of funding.

Please review our recommendation at your earliest convenience so that we may complete the following tasks on the City's behalf:

1. Correspond with Drake Excavating regarding clarification for the items listed above (prior to issuance of the Notice of Award); and
2. Issue a 'Notice of Award' to the Contractor which allows the Contractor to prepare shop drawings, labour, and equipment.

In closing, we trust that this provides a clear analysis of the tender results. We would be pleased to discuss the matter to elaborate on any points for which you have questions. We await your instructions to act on your behalf in awarding the contract.



December 22, 2023
Birk Madsen
Tender Evaluation

Yours truly,

KERR WOOD LEIDAL ASSOCIATES LTD.

A handwritten signature in black ink, appearing to read 'miller', is positioned above the typed name.

Mike Miller, P.Eng.
Project Engineer

MDM/krs

Encl. Form of Tender – Drake Excavating
KWL Class D Cost Estimate

KERR WOOD LEIDAL ASSOCIATES LTD.
consulting engineers

Form of Tender

Owner: City of White Rock
(Name of Owner)

Contract: Well 5 Completion and Site Work
(Title of Contract)

Reference No.: WR23-024
(Owner's Contract Reference Number)

To Owner

WE, THE UNDERSIGNED 1.1 have received and carefully reviewed all of the *Contract Documents*, including the Instructions to Tenderers, the specified edition of the "Master Municipal Construction Documents - General Conditions, Specifications and Standard Detail Drawings" and the following Addenda:

ADDENDUM No. 1

(Addenda, if any)

**ACCORDINGLY, WE
HEREBY OFFER**

1.2 have full knowledge of the Place of the Work, and the Work required; and

1.3 have complied with the Instructions to Tenderers.

2.1 to perform and complete all of the *Work* and to provide all the labour, equipment, and material all as set out in the *Contract Documents*, in strict compliance with the *Contract Documents*; and

2.2 to achieve Substantial Performance of the Work on or before the date of Substantial Performance as stated under 'Key Dates and Times' on the 'Invitation to Tender

2.3 to do the *Work* for the price, which is the sum of the products of the actual quantities incorporated into the *Work* and the appropriate unit prices set out in Appendix 1, the "*Schedule of Quantities and Prices*", plus any lump sums or specific prices and adjustment amounts as provided by the *Contract Documents*. For the purposes of tender comparison, our offer is to complete the *Work* for the "*Tender Price*" as set out on Appendix 1 of this Form of Tender. Our *Tender Price* is based on the estimated quantities listed in the *Schedule of Quantities and Prices* and excludes GST.

WE CONFIRM

3.1 that we understand and agree that the quantities as listed in the *Schedule of Quantities and Prices* are estimated, and that the actual quantities will vary.

WE CONFIRM

4.1 that the following appendices are attached to and form a part of this tender:

4.1.1 the appendices as required by paragraph 5.3 of the Instructions to Tenderers - Part II; and

4.1.2 the *Bid Security* as required by paragraph 5.2 of the Instructions to Tenderers - Part II.

WE AGREE

- 5.1 that this tender will be irrevocable and open for acceptance by the Owner for a period of 90 calendar days from the day following the Tender Closing Date and Time, even if the tender of another tenderer is accepted by the Owner. If within this period the Owner delivers a written notice ("Notice of Award") by which the Owner accepts our tender we will:
- 5.1.1 within 15 Days of receipt of the written *Notice of Award* deliver to the Owner:
- 5.1.1.1 a Performance Bond and a Labour and Material Payment Bond, each in the amount of 50% of the *Contract Price*, covering the performance of the *Work* including the *Contractor's obligations during the Maintenance Period*, issued by a surety licensed to carry on the business of suretyship in the province of British Columbia, and in a form acceptable to the Owner;
- 5.1.1.2 a *Baseline Construction Schedule*, as provided by GC 4.6.1;
- 5.1.1.3 a 'clearance letter' indicating that the tenderer is in Worksafe BC compliance; and
- 5.1.1.4 a copy of the insurance policies as specified in GC 24 and any Supplementary GCs indicating that all such insurance coverage is in place and;
- 5.1.2 within 2 Days of receipt of written "*Notice to Proceed*", or such longer time as may be otherwise specified in the *Notice to Proceed*, commence the *Work*; and
- 5.1.3 sign the Contract Documents as required by GC 2.1.2.

WE AGREE

- 6.1 that, if we receive written *Notice of Award* of this *Contract* and, contrary to paragraph 5 of this Form of Tender, we:
- 6.1.1 fail or refuse to deliver the documents as specified by paragraph 5.1.1 of this Form of Tender; or
- 6.1.2 fail or refuse to commence the *Work* as required by the *Notice to Proceed*,
- then such failure or refusal will be deemed to be a refusal by us to enter into the *Contract* and the Owner may, on written notice to us, award the *Contract* to another party. We further agree that, as full compensation on account of damages suffered by the Owner because of such failure or refusal, the *Bid Security* shall be forfeited to the Owner, in an amount equal to the lesser of:
- 6.1.3 the face value of the *Bid Security*; and
- 6.1.4 the amount by which our *Tender Price* is less than the amount for which the Owner contracts with another party to perform the *Work*.

**OUR ADDRESS IS AS
FOLLOWS**

26324 Lougheed Highway, Maple Ridge, BC. V2W 1M3

Phone: 604-457-1992

Fax: 604-459-1993

Attn.: Darren Dreihaar - President

This Tender is executed this

21st day of November, ~~2024.~~ ²⁰²³

revise and
initial the year

Contractor:

Drake Excavating (2016) Ltd.

(Full legal name of corporation, partnership or individual)



(Authorized Signatory)

DARREN DREIHAAR - PRESIDENT

(Authorized Signatory)

Schedule of Quantities and Prices
(See Paragraph 5.3.2 of the Instructions to Tenderers – Part II)

(All prices and Quotations including the Contract Price shall not include GST. GST shall be shown separately.)

Refer to Supplemental Specification Part III for descriptions of all payment items.

Div.	Pmt. Spec.	Pmt. Item	Description of Work	Unit	Est. Qty.	Unit Price	Total (\$)
01 GENERAL REQUIREMENTS							
Section 01 33 01			Project Record Documents				
	Sup Spec Pt. III	01-1	Digital Record Survey and Quantity Surveys	Lump Sum	100%	7500 ⁰⁰	7500 ⁰⁰
Section 01 55 00			Traffic Control, Vehicle Access and Parking				
	Sup Spec Pt. III	01-2	Traffic Control and Management	Lump Sum	100%	35000 ⁰⁰	35000 ⁰⁰
Section 01 71 13			Mobilization / Demobilization				
	Sup Spec Pt. III	01-3	Mobilization and Demobilization (not to exceed 5% of the total tender price)	Lump Sum	100%	25000 ⁰⁰	25000 ⁰⁰
Subtotal Division 01- General Requirements							67500⁰⁰
03 CONCRETE							
Section 03 30 20			Concrete Walks, Curbs and Gutters				
	Sup Spec Pt. III	03-1	Curb Extensions and Driveway Letdown on Anderson Street	Lump Sum	100%	15000 ⁰⁰	15000 ⁰⁰
Section 03 30 53			Cast-In-Place Concrete				
	Sup Spec Pt. III	03-2	Cast-in-place Concrete Kiosk Foundations	Lump Sum	100%	25000 ⁰⁰	25000 ⁰⁰
Subtotal Division 03 - Concrete							40000⁰⁰
26 ELECTRICAL							
Section 26 00 00			Electrical				
	Sup Spec Pt. III	26-1	Electrical Kiosk	Lump Sum	100%	250000 ⁰⁰	250000 ⁰⁰
	Sup Spec Pt. III	26-2	Standby Generator	Lump Sum	100%	150000 ⁰⁰	150000 ⁰⁰

Schedule of Quantities and Prices
(See Paragraph 5.3.2 of the Instructions to Tenderers – Part II)

(All prices and Quotations including the Contract Price shall not include GST. GST shall be shown separately.)

Div.	Pmt. Spec.	Pmt. Item	Description of Work	Unit	Est. Qty.	Unit Price	Total (\$)
	Sup Spec Pt. III	26-3	Electrical Installation	Lump Sum	100%	80 000 [~]	80 000 [~]
Subtotal Division 26 – Electrical							480 000 [~]
31	EARTHWORKS						
	Section 31 22 01		Site Grading				
	Sup Spec Pt. III	31-1	Site Grading	Lump Sum	100%	60 000 [~]	60 000 [~]
Subtotal Division 31 – Earthworks							60 000 [~]
32	ROADS AND SITE IMPROVEMENTS						
	Section 32 31 00		Fencing				
	Sup Spec Pt. III	32-1	Fencing	Lump Sum	100%	65 000 [~]	65 000 [~]
	Section 32 91 21		Topsoil and Finish Grading				
	Sup Spec Pt. III	32-2	Topsoil and Finish Grading	Lump Sum	100%	10 000 [~]	10 000 [~]
	Section 32 92 20		Seeding				
	Sup Spec Pt. III	32-3	Seeding	Lump Sum	100%	2 000 [~]	2 000 [~]
Subtotal Division 32 – Roads and Site Improvements							77 000 [~]
33	UTILITIES						
	Section 33 11 01		Waterworks				
	Sup Spec Pt. III	33-1	Watermain – Ductile Iron , Class 350 150 mm	Lin. Meter	78	2100 [~]	163 800 [~]
	Sup Spec Pt. III	33-2	Gate Valve – 150 mm	Each	6	8000 [~]	48 000 [~]
	Sup Spec Pt. III	33-3	Hydrant Assembly (valve paid separately)	Each	1	8000 [~]	8 000 [~]
	Sup Spec Pt. III	33-4	Pressure Testing and Disinfection	Lump Sum	100%	10 000 [~]	10 000 [~]

Schedule of Quantities and Prices
(See Paragraph 5.3.2 of the Instructions to Tenderers – Part II)

(All prices and Quotations including the Contract Price shall not include GST. GST shall be shown separately.)

Div.	Pmt. Spec.	Pmt. Item	Description of Work	Unit	Est. Qty.	Unit Price	Total (\$)
	Sup Spec Pt. III	33-5	Tie-In – at Vine Avenue	Lump Sum	100%	27350 ~	27350 ~
	Sup Spec Pt. III	33-6	Kiosk/Well Tie-Ins	Lump Sum	100%	27350 ~	27350 ~
	Sup Spec Pt. III	33-7	Mechanical Kiosk	Lump Sum	100%	150000 ~	150000 ~
	Sup Spec Pt. III	33-8	Well Completion	Lump Sum	100%	225000 ~	225000 ~
Section 33 40 01			Storm Sewers				
	Sup Spec Pt. III	33-9	200 mm PVC Storm	Lump Sum	100%	15000 ~	15000 ~
	Sup Spec Pt. III	33-10	Tie-In to 450 mm Concrete Storm	Lump Sum	100%	15000 ~	15000 ~
Section 33 44 01			Manholes and Catch Basins				
	Sup Spec Pt. III	33-11	Drainage Sump	Lump Sum	100%	6000 ~	6000 ~
Subtotal Division 33 – Utilities							695500 ~
SUBTOTAL – ALL DIVISIONS (Excl. GST)							1420000 ~
GST @ 5%							71000 ~
TOTAL – ALL DIVISIONS (Incl. GST)							1491000 ~

Preliminary Construction Schedule
(See Paragraph 5.3.2 of the *Instructions to Tenderers – Part II*)

Activity	2024											
	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec
Assumed Notice to Proceed												
Mobilization				*								
UTILITY LOCATES				**								
WATERMAIN BURIED SPOOLS				—	—							
PRE-PRESSURE TEST WELL WORK					**							
STORM DRAINAGE						**						
SITE GRADING						**						
ELECTRICAL CONDUITS							**					
CONCRETE PADS							**					
KIOSK MECHANICAL							**					
ELECTRICAL KIOSK							**					
ELECTRICAL WORK							**					
GEN-SET (RENTAL)								**				
CHLORINATE / FLUSH								**				
WATERMAIN TIE - INS								**				
COMMISSIONING									**			
SURFACE WORKS									**			
FENCING									**			
DEFICIENCIES										**		
GEN-SET (PERMANENT)												*
Demobilization												
Substantial Performance												

Refer to the *Invitation to Tender*, 'Key Dates' for the specific dates for the *Assumed Notice to Proceed* and *Substantial Performance*.

* GEN-SET LEAD IS 55-WEEKS. DRAKE HAS ALLOWED FOR RENTAL.

Subcontractors
(See Paragraph 5.3.5 of the *Instructions to Tenderers – Part II*)

Tender Item	Trade	Subcontractor	Phone Number & Email
03 - CONCRETE	CIVIL CONCRETE	JWS MANAGEMENT	604 850 0579
		JACOBE@JWSMANAGEMENT.CA	
03 - CONCRETE	STRUCTURAL CONCRETE	ECKL CONSTRUCTION	778 558 2992
		EJPERSEN4@GMAIL.COM	
26 - ELECTRICAL	ELECTRICAL	McGLADDERY ELEC.	604 613 1690
		NORM@McGLADDERYELECTRICAL.COM	
32 - FENCING	FENCING	BWE PINE ENT.	604 535 3026
		CURTIS@BWEPIINEENTERPRISES.COM	
33 - WELL COMPLETION	WELL + PUMP	PRECISION SERVICE	604 850 7010
		SHANE@PRECISION-PUMPS.COM	

Class 'D'

Item	Description	Unit	Estimated Quantity	Unit Rate	Total Price \$	Comment
1 General						
1.01	Bonding and insurance	each	1	21,400	\$ 21,400.00	2% of total
1.02	Mobilization and demobilization	each	1	85,400	\$ 85,400.00	8% of total
1.03	Project documentation	L.S.	1	7,500	\$ 7,500.00	
1.04	Testing and commissioning	allow	1	12,000	\$ 12,000.00	
Subtotal for Task					\$ 126,300.00	
2 Site Work						
2.01	150 mm dia. water main	lin. m	85	600	\$ 51,000.00	To Vine/Anderson
2.02	250 mm dia. water main	lin. m	415	550	\$ 228,250.00	Pipe burst ex. 150 mm raw water
2.03	300 mm dia. water main	lin. m	95	1,050	\$ 99,750.00	Through Oxford site to plant
2.04	Well surface seal	LS	1	10,000	\$ 10,000.00	
2.05	Steel hinged wellhead cover	ea.	1	7,500	\$ 7,500.00	Similar detail to ex. wells
2.06	Hydrant	ea.	1	11,000	\$ 11,000.00	
2.07	Sampling station	ea.	1	2,500	\$ 2,500.00	
2.08	150 mm dia. gate valves	ea.	5	2,800	\$ 14,000.00	
2.09	200 mm dia. storm	lin. m	15	800	\$ 12,000.00	
2.10	Catch basin	ea.	1	5,000	\$ 5,000.00	
2.11	Asphalt pavement	m ²	45	200	\$ 9,000.00	
2.12	Asphalt repair	m ²	130	200	\$ 26,000.00	
2.13	Fencing	lin. m	55	700	\$ 38,500.00	Steel fencing to WR standard
2.14	Finish grading	L.S.	1	7,500	\$ 7,500.00	
Subtotal for Task					\$ 522,000.00	
3 Concrete						
3.01	Kiosk foundation	L.S.	1	20,000	\$ 20,000.00	
3.02	Genset foundation	L.S.	1	20,000	\$ 20,000.00	
Subtotal for Task					\$ 40,000.00	
4 Equipment						
4.01	Submersible well pump and motor	ea.	1	50,700	\$ 50,700.00	125 hp
4.02	Pitless adapter	ea.	1	25,200	\$ 25,200.00	
4.03	Installation	days	1	5,000	\$ 5,000.00	
Subtotal for Task					\$ 80,900.00	
5 Mechanical						
5.01	150 mm dia. steel column pipe	lin. m	100	250	\$ 25,000.00	
5.02	150 mm well check valve	ea.	1	5,500	\$ 5,500.00	
5.03	150 mm dia. magnetic flow meter	ea.	1	8,500	\$ 8,500.00	
5.04	150 mm dia. swing check valve	ea.	1	6,000	\$ 6,000.00	
5.05	25 mm dia. combination air valve	ea.	1	2,500	\$ 2,500.00	
5.06	150 mm dia. steel piping and fittings	lin. m	7	1,200	\$ 8,400.00	
5.07	Installation	days	4	3,500	\$ 14,000.00	
Subtotal for Task					\$ 69,900.00	
6 Electrical						
6.01	BC Hydro service	L.S.	1	50,000	\$ 50,000.00	
6.02	200 kW genset	ea.	1	135,000	\$ 135,000.00	
6.03	Kiosk enclosure	L.S.	1	110,000	\$ 110,000.00	
6.04	Well level sensor	ea.	1	2,000	\$ 2,000.00	
6.05	Pressure transducer	ea.	1	1,500	\$ 1,500.00	
6.06	Site lighting	L.S.	1	10,000	\$ 10,000.00	
6.07	Installation	days	15	1,760	\$ 26,400.00	
Subtotal for Task					\$ 334,900.00	
Construction Cost Subtotal					\$ 1,174,000.00	
Design and Tendering Engineering					\$ 50,000.00	
Construction Contract Management					\$ 65,000.00	
Contingencies 30%					\$ 352,200.00	
Total Amount (excl. GST)					\$ 1,641,000.00	

Note: Estimates have been prepared with little or no site information and as such indicates the approximate magnitude of the cost of the capital tasks, for project planning purposes only. The estimate has been derived from unit costs for similar projects.