



D+H
ARCHITECTS INC.

February 13, 2023
*revised February 21, 2022

Erin Community Centre & Arena
Town of Erin
14 Boland Drive
Erin, ON, N0B 1T0
Attn: Ms. Dee-Enna Dube, PR Officer
Mr. Nick Colluci, Director Infrastructure/Engineering Services

Re: Tender Results - Erin Community Centre & Arena Upgrades

As a response to the tender closing for the renovations to occur at Erin Community Centre and Arena, please review our analysis of the results, in summary below and referencing the attached tabulated chart.

The lowest bid exclusive of separate prices:
CPM Group Inc.: \$3,156,529.32 (inclusive of HST).

The lowest bid with only the "Appendix "A"" separate architectural prices added to the scope:
B.E. Construction Ltd.: \$3,169,895.52 (inclusive of HST)

The lowest bid with all separate prices included (architectural, mechanical & electrical):
B.E. Construction Ltd.: \$3,351,554.32 (inclusive of HST)

Non-compliant bids were:

Anacond Contracting Inc.: Schedule "H" Standard Insurance form was submitted blank.
Devlan Construction Ltd.: Unit rates submitted were conditional prices, not including all labour, materials and time.

Observations:

1. B.E. Construction Ltd. submitted a proprietary Standard Insurance form in lieu of filling out the required Schedule "H" Standard Insurance from the tender documents as stipulated.

The submitted insurance form is equivalent to the "Type 1" and "Type 2" insurance requirements as listed in the "Schedule "H"". However there is no specific "Excess/Umbrella" amount listed that would satisfy the "Type 3" insurance requirements.

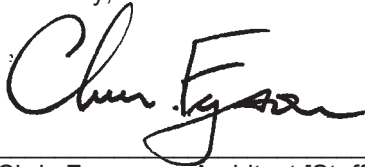
Further, the provisions outlined in "Schedule "H"" are not tied to the submitted Insurance Certificate.

It is advisable that, if the proponent is engaged to Contract with the Town, that the Standard Insurance Certificate submitted be amended to include for the Town provisions "A" through "E" as listed in the "Schedule "H".

2. The overall lowest bidder B.E. Construction Ltd. could be asked to negotiate a price for 100% replacement of the Arena Blanket Insulation & Mesh in lieu of the separate price submitted for repairs only (Identified Price #2).
3. The overall lowest bidder B.E. Construction Ltd. could be asked to negotiate lower unit rate amounts for Unit Rates #1, 2 & 4, as they are higher than industry standard.
4. With regards to the overall bid prices submitted in comparison to the Town's initial budgetary numbers:
 - a. The Pinchin report, the initial basis for established budgets, was written pre-COVID in 2019;
 - b. As a broad-brush pre-design report, it was not written to articulate all found conditions to a minute scale. Our subsequent design development period identified several issues which escalated scope due to existing conditions (ie. Gas lines removal/reinstatement at flat roofs, existing wall repairs, generator electrical switch location, etc.);
 - c. Price increases due to COVID economic pressures have seen construction costs rise 30-50% from pre-COVID levels, observed by this firm;
 - d. Specifically in the mechanical & electrical trades, COVID economic pressures have driven prices up 50-100% from pre-COVID levels, also observed by this firm. This renovation project contains a services-intensive scope.

We trust that the attached analysis will assist your decision-making process, and that you will contact us if you have further requirements or require further information.

Sincerely,



Chris Ferguson, Architect [Staff]
D+H Architects Inc.
OAA, CAHP



Mark Hicks, Architect [Partner]
D+H Architects Inc.
M.Arch., OAA

cc/ Owner/Committee
PDF copy via email ...

Enclosure/
21-159_TenderTabulated.pdf

CF/tf