

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH SPECIAL 2010 COUNCIL MEETING

MINUTES

DATE: Monday, February 8, 2010

TIME: 1:00 P.M.

A Special 2010 Council Meeting was held on the above date and called to order at 1:00 p.m. in the Council Chambers, Aberfoyle.

ATTENDANCE: All members of Council and the CAO/Clerk-Treasurer.

OTHERS IN ATTENDANCE:

Hans Groh, Gamsby and Mannerow Limited
Jim Howlett, Road Superintendent
Dave Thompson, Chief Building Official
Doug Hersey

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:

None.

CHAIRMAN

Mayor Brad Whitcombe opened and chaired the meeting.

MULTI-USE RECREATIONAL FACILITY TENDER

On January 15 and 16, 2010, the Township of Puslinch publicly advertised for the submission of tenders to complete the design-build of the new Multi-Use Recreational Facility in Aberfoyle.

Thirteen (13) general contractors obtained the tender package that included the conceptual building plans and general project specifications to bid for the design-build of the new Township facility.

Tender submissions for the project closed on February 5, 2010. A total of seven (7) bids were received and publicly opened in the presence of Township staff and the contractors.

The following summary of the tenders was recorded with the proviso that further review for completeness and mathematical correctness of all the documents was necessary, before formal acceptance by the Township.

Tenderer	Tender Price Submitted	Tendered Price "As Corrected"
Lanca Contracting Ltd.	\$1,625,347.42	Incomplete (Qualified Bid)
Schiedel Construction	\$1,782,539.85	No Change (Qualified Bid)
Gateman Milloy	\$1,853,880.00	No Change
G.S. Work Ltd.	\$1,895,848.50	No Change
CRD Construction	\$1,951,630.00	No Change
Devlan Construction	\$2,180,850.00	No Change
XDG Construction Ltd.	\$2,284,310.00	No Change

Lanca Contracting Ltd.

Upon detailed review of the submissions, it was observed that Lanca Contracting altered the Bid Summary sheet for pricing of the various building components. In so doing, Lanca Contracting deleted a required component of the final building system that was specified within the general specifications. Lanca Contracting made a further error by not completing the total cost for another component of the bid summary and omitted this cost from their total price. Lanca Contracting provided additional documentation within their bid submission for consideration by the Township. The documentation included their own conceptual drawings of the buildings as well as specifications modified to their design including general terms and conditions of the scope of their work. The contractor further declared that their bid was based upon the drawings and specifications they appended with their submission. This statement "qualifies" the bid and is considered as an irregularity in the bidding process. Not all of the Lanca Contracting specifications were consistent with the basic minimum

standards specified in the tendering documents. The bid by Lanca Contracting was considered to be incomplete.

Schiedel Construction

The submission by Schiedel Construction was accompanied with a "bid qualification".

Their bid qualification was primarily focused upon the construction of the masonry walls and ceiling at the locations of the change rooms, washrooms, interior partitions, and the dismissing (separating) wall between the ice pad area and the change rooms. Schiedel Construction have included for the construction of 10 ft high dry walled ceilings in the previously described areas that would have been open to the underside of the roof.

Schiedel's bid qualification for the construction of the exterior walls was not consistent with the addenda information provided to all contractors during the tendering procedure. It is therefore our view that the bid qualification has created an irregularity in the bidding process and should not be accepted.

Other Contractors

All bids received from the remaining contractors were found to be correct and complete in their submissions.

Recommendation

Based upon Hans Groh's examination of the documents received; it was his recommendation that the Township of Puslinch enter into a Design-Build Contract with Gateman-Milloy Inc. for the new Township Multi-Use Recreational Facility at the bid price of \$1,853,880.00 (includes GST).

Motion No. 1: Moved by Dick Visser and seconded by Don McKay.

THAT: The Council in and for the Township of Puslinch does hereby accept the recommendation dated February 8, 2010 from Gamsby and Mannerow Limited that the Township of Puslinch awards the Design Build Tender for the New Multi-Use Recreational Facility to Gateman-Milloy Inc. at the tender price of \$1,853,880.00 (includes g.s.t.).

CARRIED.

Council requested that all seven tendering contractors be advised accordingly.

Mayor Whitcombe extended an invitation to Council members to attend at the Wellington Terrace on February 17, 2010 at 8:30 a.m. for the architect's presentation regarding the proposed new Puslinch Library. The proposed agreement between the Township of Puslinch and the County of Wellington is to be discussed at 1 p.m.

ADJOURNMENT:

Mayor Whitcombe closed the meeting at 1:40 p.m.

Signed: _____
Brad Whitcombe, Mayor

Brenda Law, CAO/Clerk-Treasurer