

KEEWATIN-PATRICIA DISTRICT SCHOOL BOARD

SPECIAL BOARD MEETING

Tuesday, March 26, 2019

Time: Following Committee of the Whole

Lead Site: Ear Falls Public School
Ear Falls, Ontario

VMR Sites

Ear Falls Public School
Kenora Education Centre
Dryden High School - Room 115

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Declaration of Conflict of Interest
5. Beaver Brae Secondary School Capital Project Report
6. Adjournment

All stakeholders create a culture of learning so that students come first.

KEEWATIN-PATRICIA DISTRICT SCHOOL BOARD

March 26, 2019

Special Board Meeting

THAT the Beaver Brae Secondary School Capital Project Report be received.

THAT the contract for the Beaver Brae Secondary School – Capital Renovation project be awarded to Marrbeck Construction Ltd. for the sum of \$ 5,629,000 (Five Million, Six Hundred Twenty-Nine Thousand Dollars and Zero Cents) plus applicable taxes and the Administration be authorized to execute the contract.

Capital Project Report
Beaver Brae SS – Capital Renovation

A summary of the design details are as follows:

- Major renovation work occurring in all of the technology programs and other various spaces throughout the school including but not limited to:
 - Replacement of technology classrooms systems, equipment and finishes: millwork, furniture & equipment, ITS, flooring, ceilings, etc.
 - Heating and ventilation upgrades to improve indoor environmental quality and energy performance
 - ITS infrastructure replacement (cabling, lighting control, sound field, electrical)
 - New tunable LED lighting in most classrooms
 - New conventional LED replacement throughout entire school
 - Modernized technology programs through component replacement renovations
- Work to commence in April 2019 and proceed with a phased occupied classroom schedule starting in September 2019 through to March 2020
- School Condition Improvement qualifies all components included in this design to be captured under this funding stream

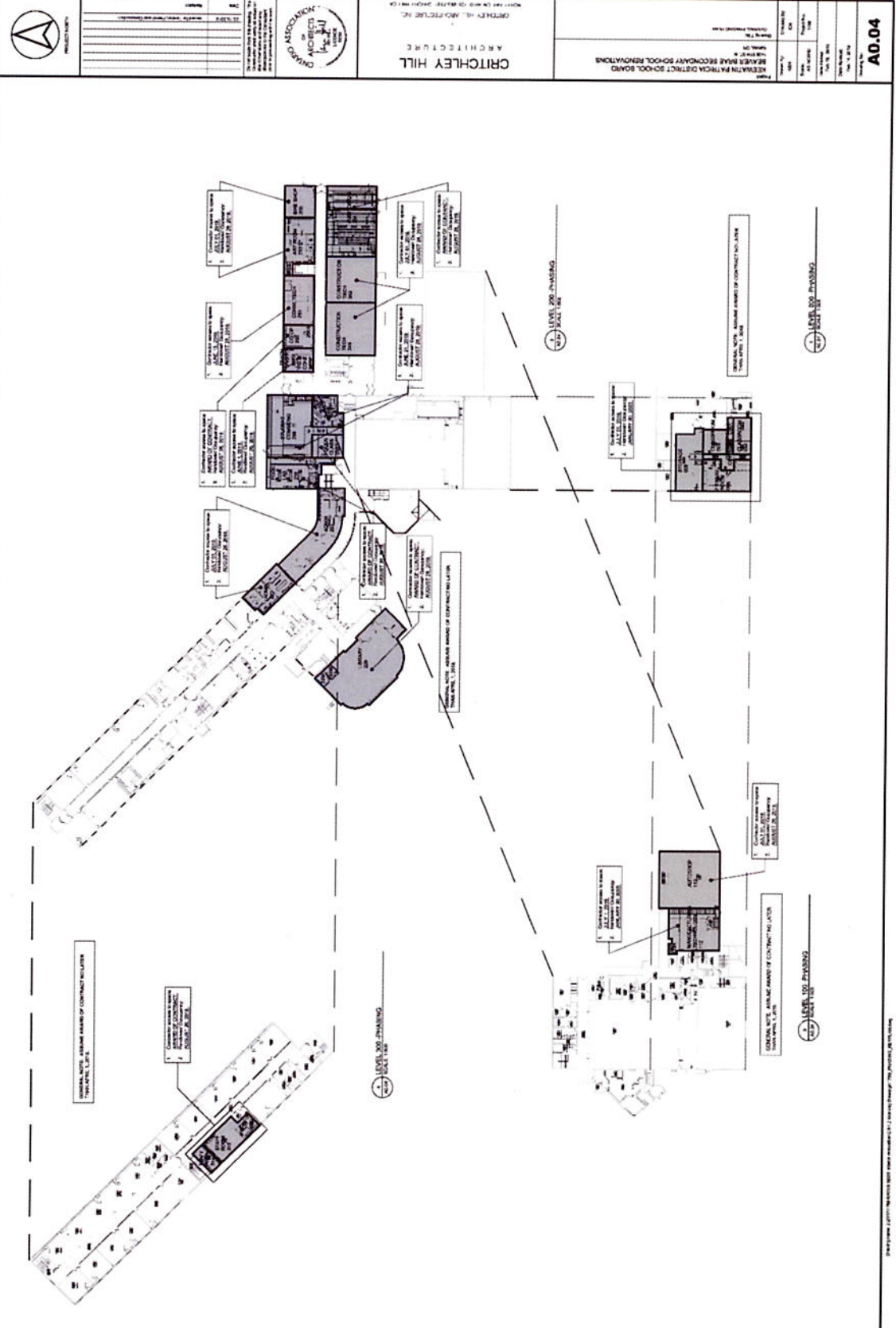
The project budget is as follows:

Contract Price	\$ 5,629,000
Construction Contingency	\$ 506,610
Sub-total	\$ 6,135,610
Soft Costs (Professional fees, Permits, fees, temp costs, etc.)	\$ 1,080,584
Sub-total	\$ 7,216,194
HST	\$ 155,870
Total Project Budget	\$ 7,372,064

Recommendation:

THAT the contract for the Beaver Brae Secondary School – Capital Renovation project be awarded to Marrbeck Construction Ltd. for the sum of \$ 5,629,000 (Five Million, Six Hundred Twenty-Nine Thousand Dollars and Zero Cents) plus applicable taxes and the Administration be authorized to execute the contract.

Respectfully submitted by:
Richard Findlay, Superintendent of Business
Steve Parker, Assistant Manager of Facility
Planning & Development



CRITCHLEY HILL
ARCHITECTURE

March 19, 2019

File Number: 1789

Steve Parker, Facility Planning & Development
Keewatin Patricia District School Board
240 Veterans Dr, 4th Floor
Kenora, ON P9N 3Y5
Send via email: steve.parker@kpdsb.on.ca

RE: **Beaver Brae Secondary School
Tender BBS-021**

Dear Steve,

We have reviewed four tender submission received by Jarnel Contracting, Manshield Construction, Marrbeck Construction and Monteith Building Group. Based on our review we are satisfied that the submissions meet the requirements of the tender documents and we therefore recommend that Keewatin-Patricia District School Board accept the low tender bid and proceed to award the contract to Marrbeck Construction Ltd.

It is our understanding that the value of the low bidder's submission meets the requirements of your budget. Note that during our analysis of Marrbeck Construction Ltd.'s prequalification submission, our analysis indicated that they achieved a score of 60.5 out of 75 marks and successfully made a short list of 8 potential contractors for a contract of this size.

We look forward to your approval to proceed to notify the successful General Contractor following your board's approval process.

Should you have any questions or clarifications please do not hesitate to contact me.

Sincerely,



Ian Hill, B.Arch., OAA
Principal/Architect

Beaver Brae Secondary School
Tender Bid Analysis
Tender Close: March 14, 2019

BBS-021 1789

Contractor->	Jarnel	Mansfield	Marrbeck	Monteith
Base Bid	\$ 5,640,000.00	\$ 6,196,000.00	\$ 5,629,000.00	\$ 6,858,000.00
Mandatory Items	Pass / Fail			
CCDC 11	Pass	Pass	Pass	Pass
Commercial General Liability	Y	Y	Y	Y
Surety	Y	Y	Y	Y
Security Deposit (Bid Bond)	Y	Y	Y	Y
Agreement to Bond	Y	Y	Y	Y

NAME OF BIDDER Marrbeck Construction Ltd.
ADDRESS 55 Donald Street Winnipeg, MB R3C 1L8

TELEPHONE (204)487-0722 **FAX/EMAIL** thanstead@marrbeck.com

BID PRICE

I/We the undersigned, having carefully examined the Bid Documents, having received, carefully examined and incorporated Addenda No. 1 to No. 7 inclusive, having visited and investigated the Place of the Work, and having examined all conditions, circumstances and limitations affecting the Work, offer to enter into a Contract with the Owner to perform the Work required by the Bid Documents for the price

of FIVE MILLION SIX HUNDRED TWENTY NINE THOUSAND

CANADIAN DOLLARS (\$ 5,629,000⁰⁰). The price offered excludes **Harmonized Sales Tax (HST)** but includes all other exigible taxes.

BID SECURITY

Attached to this Bid Form is a bid bond issued by Western Surety Company

No other form of bid security is acceptable.

AGREEMENT TO BOND

Attached to this bid is a separate agreement to bond issued by

Western Surety Company undertaking to provide the bonds required by the Bid Documents.

BID ENCLOSURES/REQUIREMENTS

The following documents are required as part of a complete Tender Form submission (Answer Yes or No to each Question)


CONFIRMATIONS	YES	NO
Mandatory Requirements		
CCDC #11 Each Tender Form Section 00 01 07 shall be submitted with a completed Contractor's Qualification Statement which must illustrate contractors previous experience with similar institutional type construction projects with a value equal to or greater than \$3,000,000.	✓	
Commercial General Liability Each Tender Form Section 00 01 07 shall be submitted with a Certificate for \$5,000,000 and confirmation that Keewatin-Patricia District School Board will be named as an additional insured upon award of contract	✓	
Letter of assurance from an insurer, acceptable to the Board, confirming that the Respondent has Commercial General Liability (CGL) Insurance in the amount of not less than \$5,000,000 per occurrence.	✓	
Surety Each Tender Form Section 00 01 07 shall be submitted with a Letter from a nationally recognized Surety Company stating total bonding limit, current bonding committed and confirming availability of future bonding	✓	
Security Deposit Each Tender Form Section 00 01 07 shall be submitted with a <u>Bid Bond</u> in the name of an approved surety, made payable to owner in an amount equal to 10% (ten percent) of the Tender Price.	✓	
Agreement to Bond Submit with the Tender Form Section 00 01 07 and Bid Bond, an Agreement to Bond, stating that the surety providing the Bid Bond is willing to supply the Performance and Labour and Materials Payment Bond required.	✓	
Cash Allowances Cash Allowances Section 01 21 00 shall be <u>included</u> in the Base Bid in accordance with Part 4 of the General Conditions of the Contract. Cash Allowances are identified in Division 01.	✓	
Appendix A Each Tender Form Section 00 01 07 shall be submitted with <u>Appendix A</u> . List subcontractors and suppliers for items of work.	✓	

DECLARATIONS

I/We the undersigned declare that:

1. I/We agree to perform the Work in compliance with the Contract Documents and attain Substantial Performance of the Work according to the date stated within the tender documents. Refer to phasing requirements as per drawing A0.04.
2. No person, firm or corporation other than the undersigned has any interest in this bid or in the proposed Contract for which this bid is made.
3. This bid is irrevocable and is open for acceptance by the Owner for a period of sixty (60) days from the date of submission.
4. The undersigned has the authority to bind the company.

DATE March 14, 2019

SIGNATURE 

Name and Title Terry Hanstead, C.E.T., GSC, PMP

END OF DOCUMENT

NAME OF BIDDER Marrbeck Construction Ltd.

I/We the undersigned propose to employ the following Subcontractors and/or Suppliers to perform an item of the Work called for by the Contract. I/We confirm that all have been investigated to confirm their reliability and competency to carry out such Work in accordance with the Contract Documents.

I/We acknowledge that the Instructions to Bidders require that we list only one Subcontractor and/or Supplier for each item of the Work described in this Appendix A. I/We further acknowledge that where we have entered "own forces" to perform an item of the Work, it is our intention to use "own forces" for that purpose.

After bid submission, no substitution for a Subcontractor, Supplier or "own forces" will be permitted except as provided in the Contract.

<u>ITEM OF WORK</u>	<u>SUBCONTRACTOR / SUPPLIER</u>
Concrete	Syncon Contracting
Masonry	Roma Masonry
Structural Steel/ Misc Metals	D + L
Architectural Woodwork	F.C. Woodworks
Roofing	Flynn Canada
Aluminum & Glazing	Forerunner Glass
Doors & Hardware	Allmar
Resilient Flooring	National Flooring
Epoxy Flooring	T.C. Floors
Mechanical	A.K. + Company A.K. Contracting
Electrical	Lake of the Woods Electric
Terrazzo	Fabris + Watts
Theatre Seating	Creative Seating
Rebar	Cowin Steel
Overhead Door	Walk Thru Garage Doors

This Appendix A is an integral part of these Bid Documents.

DATE March 14, 2019

SIGNATURE



Name and Title Terry Hanstead, C.E.T., GSC, PMP - President

END OF DOCUMENT

BID BOND

Standard Construction Document

CCDC 220 - 2002

Bond No.: 439,612

Bond Amount: \$100,000.00

Marrbeck Construction Ltd. as Principal, hereinafter called the Principal, and Western Surety Company a corporation created and existing under the laws of Canada and duly authorized to transact the business of Suretyship in Canada as Surety, hereinafter called the Surety, are held and firmly bound unto Keewatin-Patricia District School Board as Obligee, hereinafter called the Obligee, in the amount of ~~One Hundred Thousand~~-----xx/100 Dollars (\$100,000.00) lawful money of Canada, for the payment of which sum the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, the Principal has submitted a written bid to the Obligee, dated 12th day of March, in the year 2019 for Beaver Brae Secondary School Renovations - 1400 9th Street N., Kenora, Ontario.

The condition of this obligation is such that if the Principal shall have the bid accepted within the time period prescribed in the Obligee's bid documents, or, if no time period is specified in the Obligee's bid documents, within sixty (60) days from the closing date as specified in the Obligee's bid documents, and the Principal enters into a formal contract and gives the specified security, then this obligation shall be void; otherwise, provided the Obligee takes all reasonable steps to mitigate the amount of such excess costs, the Principal and the Surety will pay to the Obligee the difference in money between the amount of the bid of the Principal and the amount for which the Obligee legally contracts with another party to perform the work if the latter amount be in excess of the former.

The Principal and Surety shall not be liable for a greater sum than the Bond Amount.

It is a condition of this bond that any suit or action must be commenced within seven (7) months of the date of this Bond.

No right of action shall accrue hereunder to or for the use of any person or corporation other than the Obligee named herein, or the heirs, executors, administrators or successors of the Obligee.

IN WITNESS WHEREOF, the Principal and the Surety have Signed and Sealed this Bond dated 11th day of March, in the year 2019.

SIGNED and SEALED in the presence of

Marrbeck Construction Ltd.


Signature

Terry Harebeek, President
Name of person signing

Western Surety Company


Signature

Brittany Nicolas, Attorney-in-Fact

Name of person signing



Copyright 2002

Canadian Construction Documents Committee

CONSENT OF SURETY

Date: March 11th, 2019

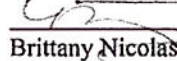
Bond No.: 439,612

WHEREAS Marrbeck Construction Ltd. has submitted a written tender to Keewatin-Patricia District School Board dated March 12th, 2019 concerning Beaver Brae Secondary School Renovations - 1400 9th Street N., Kenora, Ontario and the condition of this obligation being such that the Principal shall have the tender accepted within sixty (60) days from the closing date of tender, we, Western Surety Company, a corporation created and existing under the laws of Canada and duly authorized to transact the business of Suretyship in Canada as Surety, agree to issue for the Principal if the Principal shall enter into a written contract with the Oblige, the following bond(s):

- 1.- a Performance Bond for Fifty Percent (50.00%) of the contract price.
- 2.- a Labour and Material Payment Bond for Fifty Percent (50.00%) of the contract price.

This consent shall be null and void unless an application for the said bond(s) is made within thirty (30) days following the award of the contract.

Western Surety Company



Brittany Nicolas, Attorney-in-Fact (seal)



March 14th, 2019

Keewatin-Patricia District School Board
4th Floor – 240 Veterans Drive
Kenora, Ontario
P9N 3Y5

Dear Sir/Madam:

Re: Beaver Brae Secondary School Renovations Project No. 1789
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Please accept this letter as confirmation that should our client *Marrbeck Construction Ltd.* be awarded the above noted project, we are able to provide necessary insurance in accordance with the contract specifications and standard insurance industry practice.

Please feel free to contact our office if you have any questions.

Yours very truly,
Aon Reed Stenhouse Inc.

Ryan Bineau, CIP, CRM
Account Executive
Construction Services Group

/lac

**CERTIFICATE OF INSURANCE**

Aon Reed Stenhouse Inc.
One Lombard Place • Suite 1800 • Winnipeg MB R3B 2A3
tel: (204) 956-1070 or 800-448-2539 • fax: (204) 956-2148 • website: www.aon.ca

To: Keewatin-Patricia District School Board
4th Floor – 240 Veterans Drive
Kenora, Ontario
P9N 3Y5

Re: Beaver Brae Secondary School Renovations
Project No. 1789

Insurance as described herein has been arranged on behalf of the Insured named herein under the following policy(ies) and as more fully described by the terms, conditions, exclusions and provisions contained in the said policy(ies) and any endorsements attached thereto.

Insured

Marrbeck Construction Ltd.
5th Floor – 55 Donald Street
Winnipeg, Manitoba
R3C 1L8

Coverages

Commercial General Liability	Insurer	Certain Underwriters at Lloyd's	
Policy No.	CAP00336		
Effective	April 26, 2018	Expiry	April 26, 2019
Limits of Liability	Bodily Injury & Property Damage, Each Occurrence \$10,000,000.00 Non-Owned Automobile \$10,000,000.00 Policy Includes: Premises Liability, Completed Operations, Products Liability, Advertising Liability, Personal Injury, Contractual Liability and Contingent Employers Liability		

Policy(ies) may be subject to a general aggregate and other aggregates where applicable

Additional Insured

It is understood and agreed that Keewatin-Patricia District School Board is added to the policy as Additional Insured, but only with respect to the liability arising out of the operations of the Named Insured.

Terms and / or Additional Coverage

All Dollar Values are in Canadian Funds

THIS CERTIFICATE CONSTITUTES A STATEMENT OF THE FACTS AS OF THE DATE OF ISSUANCE AND ARE SO REPRESENTED AND WARRANTED ONLY TO THE CERTIFICATE HOLDER. OTHER PERSONS RELYING ON THIS CERTIFICATE DO SO AT THEIR OWN RISK.

Dated : March 14, 2019
Issued By : Lori Cochrane
Email: lori.cochrane@aon.ca Tel: 204-934-0225

Aon Reed Stenhouse Inc.

THE POLICY CONTAINS A CLAUSE THAT MAY LIMIT THE AMOUNT PAYABLE
OR, IN THE CASE OF AUTOMOBILE INSURANCE,
THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE

