



Engineers

June 10, 2022

Andy Chalk
 Resort Municipality of Whistler Municipal Hall
 4325 Blackcomb Way
 Whistler, BC V8E 0X5
 achalk@whistler.ca

Dear Andy Chalk,

RE: Roof Replacement – Bid Review
Whistler Waste Water Treatment Plant Sludge Solids Building
1135 Cheakamus Lake Road, Whistler, BC

RJC No. VAN.130859.0001

The bid period for the above noted project closed on May 25, 2022. Read Jones Christoffersen Ltd. (RJC) received submissions from three Contractors; Duron Specialty Contracting Group Ltd, Bollman Roofing & Sheet Metal Ltd, and Marine Roofing (1996) Ltd. The bids were submitted digitally to the Resort Municipality of Whistler (RMOW), who then forwarded the bids to RJC for review.

1.0 Summary of Bids

The following is a brief summary of the bids received. The Bid Forms have been summarized in the attached Bid Review Summary spreadsheet. Copies of the bid documents as received are attached.

The following summary table of Total Estimated Contract Price is presented for comparison purposes.

TABLE 1: TOTAL ESTIMATED CONTRACT PRICE			
Item	Bollman Roofing & Sheet Metal Ltd.	Marine Roofing (1996) Ltd.	Duron Specialty Contracting Group Ltd.
Estimated Price (excluding GST)	\$817,950	\$905,491.65*	\$951,300
Schedule	30 weeks	20-25 weeks**	10 weeks^
Earliest Possible Start Date	September 26, 2022	July 2022	July 11, 2022

^subject to weather conditions and material availability

*bid includes to retain in place the existing drains and not chip any out

**subject to weather conditions



The provided Separate price items are not inclusive in the total estimated contract price and are listed in Table 2 below.

TABLE 2: SEPARATE PRICES				
Item	Unit	Bollman Roofing & Sheet Metal Ltd	Marine Roofing (1996) Ltd	Duron Specialty Contracting Group Ltd
50% labour and Material Payment Bond	Each	\$ 7,500	\$ 4,543	\$ 5,500
50% Performance Bond	Each	\$ 12,500	\$ 6,815	\$ 9,800
Credit to leave an existing drain in place and clamp membranes into clamping ring without removing and recasting new drain body	Credit per one drain retained	\$ 2,000 per drain	Included in Base Bid per Drain	\$ 1,500 per drain
15 Year Extended Roofing Manufacturer's Warranty	Each	\$ 2,000	\$ 2,000	\$ 2,500
20 year extended roofing manufacturer's warranty	Each	\$ 4,000	\$ 3,350	\$ 3,200

1.1 Bid Clarifications

At the request of the RMOW, RJC sought clarification from the lowest compliant bidder, Bollman Roofing, regarding the length of their schedule and whether they were intending to hoard over the roof area to allow for a weather protected work area. Bollman Roofing responded via email on June 7, 2022 with the following:

"I understood the tender form question to be "how many weeks from tender date until substantial completion." We had noted 30 weeks on the tender form which will put us into December for substantial completion.

We have discussed putting a temporary roof on this, however, due to the way the concrete coating is being removed, this can all be done without damaging the waterproof membrane below. Should there be any concerns, we could waterproof this on a case by case basis. So to answer the question, we would plan to this with start and stop periods."



1.2 Bid Observations

Bidders were instructed to submit with their bid a complete list of subcontractors, resumes of their proposed project personnel (Project Manager and Superintendent), Bid Security, as well as a Consent of Surety in accordance with Section 01 78 36 – Warranty and Bonds.

None of the bid submissions contained a list of the proposed subcontractors. Duron and Bollman submitted resumes for their project personnel, while Marine Roofing failed to provide. Each bidder submitted a 10% bid bond deposit and consent of surety, both of which are in line with the provided specifications.

Of the three bidders, Bollman was the lowest bidder, however they proposed the longest project duration at 30 weeks. With their bid clarification, their anticipated duration of construction is approximately 12 weeks in length. As they are proposing a construction start date of September 26, 2022, it is likely that in reality their construction schedule will have to be extended due to the advent of inclement weather in the fall and winter.

Marine Roofing ranks second lowest in terms of cost, and second shortest in terms of schedule duration. Duron had the highest estimated price while proposing the shortest construction schedule, and the soonest possible start date.

Out of the three bidders, Duron provided the lowest hourly rates, with Marine Roofing second lowest, and Bollman the most expensive.

It should be noted that as per the bid documents, the bids will remain open for 60 days from the tender close date of May 25, 2022. 60 days from that date is July 24, 2022 (as this is a Sunday, they will effectively be released on Friday, July 22, 2022).

2.0 Closing

With any project of this nature there often are unforeseen circumstances that arise during the course of the work that could alter the final cost. We recommend an internal contingency amount of at least 10% of the contract value be carried.

RJC has made no assessment of the bids with respect to their legal validity. Our recommendations do not express a legal opinion.

Roof Replacement – Bid Review
Whistler Waste Water Treatment Plant Sludge Solids Building
1135 Cheakamus Lake Road, Whistler, BC



Please review the enclosed information. Should you have any questions, please contact the undersigned. In the meantime, we await your instruction before proceeding further.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Reviewed by:

Maddie Reid, BSc, CPHD, P.Eng.
Design Engineer

Glade Schoenfeld, BAsC, AScT, RRO, CAHP, P.Eng.
Principal

MCR/jpy

Encl. Bid Review Spreadsheet
Email Clarification from Bollman Roofing & Sheet Metal Ltd.
Copies of the Three Bids Received

WHISTLER WASTE WATER TREATMENT PLANT SLUDGE SOLIDS BLDG ROOF REPLACEMENT - Bids as Received

Bid Review

RJC # VAN.130859.0001 DATE: 2022-06-01
 Whistler Wastewater Treatment Plant –
 Sludge Solids Storage 1135 Cheakamus Lake
 LOCATION: Road
 Resort Municipality of Whistler
 Municipal Hall – 4325 Blackcomb Way
 OWNER: Whistler, BC V8E 0X5
 BID CLOSE:

		Duron Specialty Contracting Group Ltd.		Bollman Roofing & Sheet Metal Ltd.		Marine Roofing (1996) Ltd.	
	Lump Sum Contract Price (NET)	\$	896,000.00	\$	769,000.00	\$	852,373.00
	Concrete Restoration Allowance	\$	10,000.00	\$	10,000.00	\$	10,000.00
	Subtotal	\$	906,000.00	\$	779,000.00	\$	862,373.00
	GST (5%)	\$	45,300.00	\$	38,950.00	\$	43,118.65
	Total Contract Price	\$	951,300.00	\$	817,950.00	\$	905,491.65
Lump Sum Price Items							
1.1	General Requirements	\$	68,200.00	\$	111,514.00	\$	2,000.00
1.2	Selective Demolition (skylight and lamp post removal/demo)	\$	338,000.00	\$	96,750.00	\$	120,000.00
1.3	SBS modified Roofing and Waterproofing	\$	428,800.00	\$	530,982.00	\$	699,873.00
1.4	Metal Flashing, Trim, and Corrugated Metal Siding at CMU Wall	\$	56,800.00	\$	29,079.00	\$	30,000.00
1.5	Sealants	\$	4,200.00	\$	675.00	\$	500.00
	Net Total (No GST)	\$	896,000.00	\$	769,000.00	\$	852,373.00
Separate Price Items							
		<i>Unit</i>	<i>Price</i>	<i>Unit</i>	<i>Price</i>	<i>Unit</i>	<i>Price</i>
A9.1	50% labour and Material Payment Bond	each	\$ 5,500.00	each	\$ 7,500.00	each	4543+GST
A9.2	50% Performance Bond	each	\$ 9,800.00	each	\$ 12,500.00	each	6815+GST
A9.3	Credit to leave an existing drain in place and clamp membranes into clamping ring	credit per one drain retained	\$ 1,500.00	credit per one drain retained	\$ 2,000.00	credit per one drain retained	included in base bid
A9.4	15 Year Extended Roofing Manufacturer's Warranty	each	\$ 2,500.00	each	\$ 2,000.00	each	2000+GST
A9.5	20 year extended roofing manufacturer's warranty	each	\$ 3,200.00	each	\$ 4,000.00	each	3350+GST
Hourly Rates							
	Superintendent	\$	98.00	\$	125.00	\$	125.00
	Foreman	\$	90.00	\$	110.00	\$	102.00
	Roofer	\$	80.00	\$	95.00	\$	83.00
	Labourer	\$	75.00	\$	85.00	\$	56.00
	Others (List)	Sheet Metal Worker	\$ 85.00	Carpenter	\$ 150.00	Estimator/Project Manager	\$ 115.00
	Bid Bond		Y		Y		Y
	Consent of Surety		Y		Y		Y
	Schedule (Weeks)		10 weeks (weather permitting and pending material availability)		30 weeks		20-25 weeks
	Start Date		July 11, 2022		September 26, 2022		July 2022
	Confirmation of Addenda		Y		Y		Y