

April 7, 2025

The Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Attention: Chelsey Roberts and Michelle Blattner

**Subject: E409-08 Wastewater Treatment Plant Primary Building
Roof Replacement Tender Award Recommendation**

We completed our review of the competitive bid process for the above referenced project which closed on Thursday March 27, 2025, at 2:00 P.M. Based on the submitted bids, we report on the results as follows:

SUMMARY OF BIDS

RMOW has received four (4) bids for the Primary Building Roof Repair project. Two (2) bids were received prior to the 2:00 PM deadline as stipulated by the Tender documents. Two (2) bids were non-compliant because they were received after the 2:00 PM deadline, as listed in Specification Section 00 20 00, Instruction to Bidders 1.2, Call for Tenders, which identified the tender closing date as March 27, 2025, on or before 2:00 PM. The two (2) non-compliant bids will not be accepted and are not addressed further in this report.

Langley Roofing Co. Ltd. and Bollman Roofing submitted their bids on time and are addressed below.

BASE BID

The Base Bid for this project includes the following scope of work items:

- Bonding / Insurance
- Roof Replacement
- Provisional Items

Our table showing a breakdown of the results is attached. The Contractors' Base Bids and comparison Class A Estimate are summarized as follows:

RANK	CONTRACTOR	BASE BID (TAXES EXCLUDED)	ESTIMATED START DATE	ESTIMATED DURATION
1	Langley Roofing Co. Ltd.	\$746,326.00	June 2, 2025	17 .5 weeks
2	Bollman Roofing & Sheet Metal Ltd.	\$1,292,800.00 (as noted on the bid form)	-	- weeks
3	Cost Opinion: Class A Estimate	\$799,800.00	-	-

Langley Roofing was the low bidder with an anticipated start date of June 2, 2025, and completion by September 29, 2025, resulting in an approximately 17 ½ week schedule. Bollman Roofing actual bid equals \$1,209,030 and did not provide a schedule or the “estimated number of weeks” to complete the work.

OPTIONAL WORK

Based on Tender documents, a Separate Price included the following Optional Item, in addition to the base scope of work, for your consideration:

SEPARATE PRICE ITEM 1 – FIRE RATED CAP SHEET OVER ROOF AREAS 1 AND 2

Separate Price Item 1 includes the installation of a fire-rated cap sheet over Roof Area 1 and 2. Due to the location of the facility with surrounding forest, a fire-rated cap ply would provide better fire-resistant coverage in the event of a forest fire. It is our understanding Whistler Fire Service does have a hall near the Wastewater Treatment Plant.

Pricing for this Optional Item by Langley Roofing Co. Ltd. is high for the scope of work required. This item was included in the total cost. Not including this item, the contract total would decrease by \$10,269.00

Based on our review, we recommend not including Separate Price Item 1 in the Contract.

EVALUATION

RMOW received two (2) compliant bids. Langley Roofing Co. Ltd.'s bid of \$746,326.00 is below the Class "A" Estimate of \$799,800.00. Bollman Roofing bid is considered high. WSP found an error in Bollman Roofing's bid price. The Base Items and Provisional Items (bid) were added together for a total of \$1,209,030, which is \$83,770.00 below their listed bid.

Based on our experience, we find the pricing for this project by Langley Roofing Co. Ltd. to be fair and competitive for the scope of work specified.

Langley Roofing Co. Ltd.'s bid price is \$462,704.00 lower than the second low bidder. Langley Roofing Co. Ltd. pricing is low for Provisional Items with the exception of Separate Price 1. Langley Roofing Co. Ltd.'s schedule is also in line with the required Specification Section 00 40 00 Form of Tender 2.2, identifying Substantial Performance of the Work on or before September 30, 2025. Contractors are providing bonding from a licensed Surety company.

RECOMMENDATION

On the basis of the low bid, we recommend the contract be awarded to Langley Roofing Co. Ltd.. Please note, the tender results are valid for 60 days (until May 26, 2025). If the contract is not awarded by this date, the contractor is no longer obligated to honour the submitted pricing.

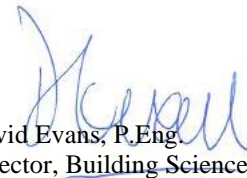
We expect the Contractor's quotation to reflect current costs for labour and materials, based on the tariff and duty structures in effect at the time of bidding. Due to market volatility, if there is any significant increase in these costs, the Contractor may request additional compensation.

Should you have any questions, please do not hesitate to contact our office.

Yours sincerely,



Tim Stubbins
Senior Project Manager



David Evans, P.Eng.
Director, Building Science BC



WSP Scope of Services during Construction
Authorization for Services

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