



**TOWN OF HAY RIVER
SPECIAL MEETING OF COUNCIL**

**March 16th, 2022
6:30pm**

AGENDA

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. DECLARATION OF INTEREST**
- 4. NEW BUSINESS**
 - Fraser Place Tender Award - page 2-4
- 5. ADJOURNMENT**



REPORT TO COUNCIL

DEPARTMENT: Public Works

DATE: March 16, 2022

SUBJECT: Fraser Place Tender Award

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER Award the Fraser Place Tender to 5904 NWT LTD O/A Blackstone Homes for \$3,169,584.20.

BACKGROUND:

Fraser Place is a planned housing development for 29 - R1B zoned residential properties accessed off McBryan Drive.

The tender for Fraser Place construction included the clearing of trees and brush, underground infrastructure of water, sewer, storm sewer and local utilities, as well as roadways. Asphalt surfacing, sidewalk, curb and gutter are to be tendered separately, in accordance with the Town's 10 Year Capital Plan, for construction in a future year.

The Fraser Place construction project was tendered on February 11/22 with a closing date of March 9/22 and received 3 bids:

- 851791 NWT LTD o/a Rowe's Construction - \$3,356,703.85
- Green Acre Ventures LTD - \$3,832,595.00
- 5904 NWT LTD o/a Blackstone Homes - \$3,169,584.20

Upon review of the submitted bids by Town administration and our engineering partner Stantec, and in consideration of Stantec's opinion of probable cost of \$3,601,449.25, it is recommended that the Fraser Place construction project be awarded to 5904 NWT Ltd. o/a Blackstone Homes.

COUNCIL POLICY / STRATEGY OR GOAL:

To establish market valued residential properties for sales in the Town of Hay River

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Land Development Plan
Procurement Bylaw #2388A-22
Stantec Geotechnical Report completed August 2020

FINANCIAL IMPLICATIONS:



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DEPARTMENT: Public Works

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Although the recommended bid is below Stantec's opinion of probable cost, construction costs are \$420,000 over budget. Through a recommendation by the Finance Committee, overages will be accommodated through adjustments to capital and O&M budgets at Q1.

ALTERNATIVES TO RECOMMENDATIONS:

Do not approve tender and the construction of Fraser Place in 2022.

ATTACHMENTS:

Fraser Place Development – Tender Award Recommendation

Prepared by:
Earle Dumas
Acting Director of Public Works

Reviewed by:
Sam Mugford
Director of Finance and Administration



Stantec Architecture Ltd.

2nd Floor 4910 53 Street, PO Box 1777, Yellowknife NT X1A 2P4

March 9, 2022
File: 144903071 07-03

Attention: Ryan MacNeil, Civil Infrastructure Manager

Town of Hay River
100-62 Woodland Drive
Hay River, NT
X0E 1G1

Dear Ryan,

Reference: 144903071 – Fraser Place Development – Tender Award Recommendation

Stantec has completed our analysis of the tenders received for the Fraser Place Development project. The tender closed at 3:00pm on Wednesday March 9th, 2022. Bids were received from three contractors: Green Acre Ventures, Blackstone Homes and Rowe's Construction. Listed below is the total contract value for the submitted bids and Stantec's pre-tender opinion of probable cost.

| | |
|---|-----------------|
| Green Acre Ventures Ltd. | \$ 3,832,595.00 |
| 5904 NWT Ltd. o/a Blackstone Homes | \$ 3,169,584.20 |
| 851791 NWT Ltd. o/z Rowe's Construction | \$ 3,356,703.85 |
| Stantec's Pre-Tender OPC | \$ 3,601,449.25 |

The numbers do not include GST and were checked for arithmetic errors. Minor errors were noted and corrected in accordance with Paragraph 1.1.9 of Section 00 21 13 – Supplemental Instructions to Bidders. The errors did not materially change the bid prices. The tenders received by all contractors included the appropriate and mandatory documents.

Upon review of the submitted bids, Stantec recommends that the Fraser Place Development project be awarded to 5904 NWT Ltd. o/a Blackstone Homes. If you have any questions, please feel free to contact the undersigned.

Regards,

Stantec Architecture Ltd.

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Sr. Associate, Civil Team Lead Northern Canada
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Attachment: Tender Analysis for 144903071 – Fraser Place Development
c. Earle Dumas; Town of Hay River

Design with community in mind