

Our File No.: S18-558
February 25, 2019

Strata Plan LMS 280 – Chateau Comox
c/o Southview Property Management
110 – 7580 River Road
Richmond, B.C. V6X 1X6
(Email: kevingreen@telus.net)

Attention: Mr. Kevin Green

Dear Sir:

Re: Strata Plan LMS 280 – Chateau Comox
1272 Comox Street, Vancouver, B.C.
– Building Envelope Maintenance Project – 2019
– TENDER RESULTS & RECOMMENDED REPAIR BUDGET

Tenders closed for the above noted project at 3:00 PM, February 22, 2019. Four bids were accepted from the four prequalified invited General Contractors. The results are as follows:

	Contractor	Time	Price
1.	Spectrum Painting Ltd.	16 weeks	\$166,000
2.	Allstar Waterproofing & Restoration Systems Ltd.	14 weeks	\$180,700
3.	Alumni Restorations Ltd.	14 weeks	\$255,250
4.	Black Brothers Painting & Restorations Inc.	7 weeks	\$238,840

We advise that the tender results are indicative of competitive bidding. The tender price variance between the low bid and second lowest is 9%. **We recommend acceptance of the low price bid from Spectrum Painting Ltd. in the amount of \$166,000 plus GST.**

In order to complete this project, we recommend the following budget:

RECOMMENDED REPAIR BUDGET
Strata Plan LMS 280 – Chateau Comox
1272 Comox Street, Vancouver, B.C.
Building Envelope Maintenance Project - 2019
(Order of magnitude rounded to nearest \$1,000)

REPAIR BUDGET	COST
Fixed Price Building Envelope Renewal	\$166,000
Contingency estimated @ 15%	\$25,000
Subtotal:	\$191,000
<u>Engineering Consultant:</u> Building envelope engineering design, structural engineering, contract management, tender, quality assurance and coordinating professional services (estimated @ 15%)	\$29,000
Subtotal:	\$220,000
Plus GST @ 5%	\$11,000
City of Vancouver permits and deposits	\$0
TOTAL:	\$231,000
RECOMMENDED BUDGET:	\$231,000

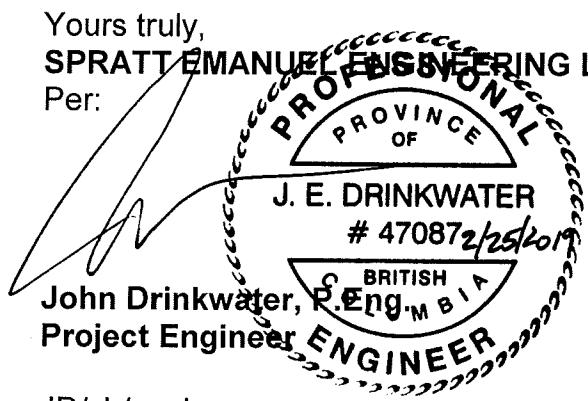
The contract bids remain open for a period of 60 days. We recommend a prompt decision in order to secure the contractor and ensure commencement of the project in the 2019 construction season. We await your further instructions.

If you have any questions, please do not hesitate to contact the undersigned.

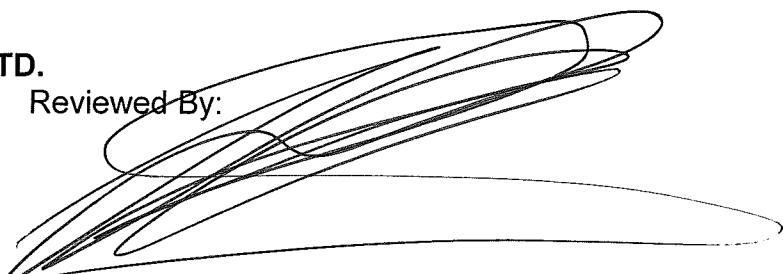
Yours truly,

SPRATT EMANUEL ENGINEERING LTD.

Per:



Reviewed By:


Mark W. Emanuel, P.Eng.
Principal

JD/ch/encl.

CC: Chateau Comox Strata Council

(chateaucomox@gmail.com)


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