

CITY OF IQALUIT
SPECIAL CITY COUNCIL MEETING #10
May 29th, 2012 at 6:00 PM
CITY COUNCIL CHAMBERS

PRESENT FROM COUNCIL

Deputy Mayor Simon Nattaq
Councillor Jimmy Kilabuk
Councillor Romeyn Stevenson
Councillor Mat Knickelbein
Councillor Joanasie Akumalik
Councillor Mary Wilman

ABSENT

Mayor Madeleine Redfern
Councillor Stephen Mansell

PRESENT FROM ADMINISTRATION

John Mabberi-Mudonyi, A/Chief Administrative Officer
Valerie Collin, A/City Clerk
Arif Sayani, Director, Planning and Development
Eva Michael, Communications Officer
Jeanie Eeseemailee, Senior Interpreter/Translator
Rachel Ootoova, Senior Interpreter/Translator

PRAYER

Councillor Wilman opened the meeting with a prayer at 6:00pm.

SWEARING IN

None

ADOPTION OF AGENDA

Motion #12-188

Moved by: Councillor Wilman
Seconded by: Councillor Stevenson

Council approved to adopt the agenda as presented.

Unanimously Carried

1. DECLARATION OF INTEREST

None

2. SPECIAL BUSINESS

- a) Request for Decision – Development of Phase 4 of Plateau Subdivision
Arif Sayani, Director, Planning and Development

Arif Sayani, Director of Planning and Development, noted that the City recently held a proposal call to dispose of lots in Phase 4 of the Plateau Subdivision; the proposal call was successful and the City received one hundred (100) per cent interest in the lots. The City usually seeks for seventy five (75) per cent interest in order to proceed with development of a subdivision.

He noted that given the one hundred (100) per cent interest, it is recommended that the City proceed with the development of Phase 4 at a total cost of three million five hundred ten thousand thirty (\$3,510,030.00) dollars. A brief breakdown of the costs is as follows:

- total on-site costs (road, utilidor, survey, playground, et cetera) of two million five hundred ninety seven (\$2,597,000.00) dollars
- total off-site costs (water booster station, road upgrade) of three hundred twenty one thousand seven hundred fifty eight (\$321,758.00) dollars
- total soft costs (engineering, administration) of three hundred sixty four thousand seven hundred seventy two (\$364,772.00) dollars
- total contingency (ten (10) per cent on construction) of two hundred twenty six thousand five hundred (\$226,500.00) dollars

Arif advised that in order to build the subdivision, the City requires external financing. If Council agrees to proceed with development, staff will begin the process of sourcing external financing which will be subject to Council approval at a future date. He noted that the 2012 budget allocates two million nine hundred thousand (\$2,900,000.00) dollars for Phase 4 construction and two hundred thousand (\$200,000.00) dollars for Phase 4 engineering for a total of three million one hundred thousand (\$3,100,000.00) dollars. The engineering services contract was awarded earlier this year and the two million nine hundred thousand (\$2,900,000.00) dollar amount for construction must be increased to three million two hundred seventy two thousand seven hundred sixty (\$3,272,760.00) dollars to reflect final costs.

He noted that the development of Phase 4 provides eight (8) medium density residential and two (2) capital district lots to the community.

Councillor Akumalik asked if the City is in a good financial position to request a loan.

John Mabberi-Mudonyi, Acting Chief Administrative Officer, confirmed that the City is in a good financial position and noted that the City has funded all development projects such as this one through external financing.

Motion #12-189

Moved by: Councillor Knickelbein

Seconded by: Councillor Wilman

Council approved an increase in the 2012 budget for the Plateau Subdivision Phase 4 construction from two million nine hundred thousand (\$2,900,000.00) dollars to three million two hundred seventy two thousand seven hundred sixty (\$3,272,760.00) dollars and approved to proceed with the development of Phase 4 of the Plateau Subdivision at a total cost of three million five hundred ten thousand thirty (\$3,510,030.00) dollars.

Unanimously Carried

- b) Request for Decision – Award Contract for Construction of Road and Installation of utilidor for Phase 4 of Plateau Subdivision
Arif Sayani, Director, Planning and Development

Arif noted that the City recently issued construction tender documents for Phase 4 of the Plateau Subdivision; this work involves the construction of the road and installation of water and sanitary mains including access vaults. The tender closed on May 24, 2012 and the City received three submissions. After a formal review of the submissions by the project engineers, all submissions were approved.

He stated that in its costing estimates for the construction portion of Phase 4 development, the City had estimated a cost of two million one hundred fifty five thousand (\$2,155,000.00) dollars; the two lowest bids were in line with the City's estimated cost.

Arif stated that based on the results of the review, staff is recommending that the construction of Phase 4 of the Plateau Subdivision be awarded to the lowest bidder, Kudlik Construction Ltd., for the amount of one million nine hundred forty nine thousand six hundred fifty four dollars and eighty one cents (\$1,949,654.81).

Councillor Wilman asked if Kudlik Construction Ltd. had done construction for the City in past years.

Arif noted that the development of Phase 1 of the Plateau Subdivision, the paving of roads and a number of other City projects have been done by Kudlik Construction Ltd.

Councillor Wilman asked why they were recommending this company.

Arif noted that all construction companies must provide their experience, construction rates and ensure that they can complete the required work to the project engineers; this information is then reviewed and scored.

Councillor Wilman believed that lower bidders did not often provide the highest quality of work and understood that the cost of development was a big factor in decision making and awarding of contracts. The paved roads in Iqaluit are no longer in good condition and this may be a result of not having the highest quality of work done by Kudlik Construction Ltd.

Arif noted that the City was very pleased with the work completed in the development of Phase 1 of the Plateau Subdivision by Kudlik Construction Ltd.; Nunavut Excavating developed Phases 2 and 3 of the Plateau Subdivision and the City was also very pleased with their work. He believed that Planning and Development would award the work to any company who has done good work for the City in the past but the awarding of the contract is based on the lowest bidder.

Councillor Akumalik expressed his support for all three companies who had submitted tenders as they are local companies. He asked if the two companies who had not been selected could appeal to the City.

Arif noted that when companies submit tenders to the City, they must also provide Nunavummi Nangminiaqtunik Ikajuuti information; there is a minimum Inuit labor component that must be met, the City ensures that the company is an Inuit owned firm, that they are Nunavut firms. He noted that the Nunavummi Nangminiaqtunik Ikajuuti adjustment allows the City to give them bonus points and further reduction in the price. All three companies are Inuit owned firms, local firms and understand how critical it is to hire local beneficiaries and this must be included as part of their bid. This was a request for quotation and the review process is different than the one for request for proposals; the City only seeks assurance that the work can be completed and awards the tender to the lowest bidder.

Motion #12-190

Moved by: Councillor Stevenson

Seconded by: Councillor Knickelbein

Council awarded the contract for the construction of Phase 4 of the Plateau Subdivision to Kudlik Construction Ltd. in the amount of one million nine hundred forty nine thousand six hundred fifty four dollars and eighty one cents (\$1,949,654.81) plus GST as per their tender dated May 24, 2012.

Unanimously Carried

3. ADJOURNMENT

Motion #12-191

Moved by: Councillor Stevenson

Seconded by: Councillor Wilman

Council approved to adjourn Special City Council Meeting #10 at 6:35pm.

Unanimously Carried

Simon Nattaq
Deputy Mayor

John Mabberi-Mudonyi
A/Chief Administrative Officer

Valerie Collin
A/City Clerk

Approved by City Council on the 14th day of August, 2012, AD.