



Notice of Opportunity

NOO No. 64075 - TP-1B – Enabling Works and Site Preparation

Burke Mountain Community Centre Construction

NOTICE OF TENDERING

This Notice of Tendering is issued for the procurement of **TP-1B – Building Civil & Earth Work** for the new Burke Mountain Community Centre (BMCC). EllisDon Corporation is acting as the Construction Manager and will conduct the tendering process and receive proposals on behalf of the City of Coquitlam.

Project Overview

The Project involves construction of the new Burke Mountain Community Centre (BMCC), located on a sloped greenfield site in Burke Mountain. The site includes an existing watercourse and three tributaries, two of which require reconstruction as part of the development. The site conditions and program requirements result in substantial excavation, shoring, dewatering, soil removal, and installation of water management systems. Tree retention within the project boundary is not anticipated, and all required provincial permits for watercourse works have been secured.

The Project includes approximately **8,700 m²** of new building area on a **10,350 m²** site, integrated with Burke Village Park (~16,300 m²), and includes approximately **237 parking stalls**, of which **128 are underground**.

Scope of Tender

The scope of this bid package includes all engineering and associated schedules, labour, materials, tools, equipment, operators, means and methods, reporting, material deliveries and handling, storage (no storage costs will be accepted), competent supervision, survey, layout, office administration, transport, disposal, safety procedures, permits, licenses, testing, and all other items necessary to complete all work required for full completion of the Community Centre building civil and earthworks scope, including:

- Bulk excavation, detailed excavation, and backfill
- Shoring – temporary and permanent shotcrete walls with anchorage
- Groundwater and surface water management
- Building-related underground site services

The anticipated construction duration for this scope is **July 2026 to May 2027**.

Tender Critical Milestones

- Tender Opens: April 15, 2026
- Mandatory Site Visit & Pre-Bid Meeting: April 21, 2026
- RFI Deadline: April 29, 2026
- Tender Closes: May 7, 2026

No requests for extension will be accepted due to project schedule constraints.
No submissions will be accepted after the closing date and time.

Prequalification - Eligibility to Participate in Tender

Per the project procurement strategy and due to the complexity of the work, particularly earthworks, all interested bidders must meet defined criteria through a prequalification process. This ensures that shortlisted bidders have the minimum required capacity, experience, and resources to successfully deliver the project.

All interested bidders shall review and complete the **“TP1B – Prequalification Criteria and Compliance Confirmation Table.”** Meeting all criteria is mandatory, and no exceptions will be granted.

This includes maintaining an active and registered account with Subcontractor Default Insurance (SDI) through Compass <https://compass-app.com> with a minimum rating of **\$10M.**

Access to Tender Documents & Participation Requirements

Following confirmation that all prequalification criteria are met, bidders shall complete the following steps to access tender document and able to submit bid proposal:

1. Complete the prequalification checklist.
2. Provide supporting documentation for all criteria, including a list of relevant projects with sufficient detail.
3. Confirm availability of required resources, including in-house and third-party support.
4. Prepare a submission email including the completed checklist and supporting documents.
5. Use the subject line: **“BMCC – TP1B – Request for Prequalification – <Company Name>”**
6. Submit via email to: Hamid Jamali – hjamali@ellisdon.com

7. Only applications that **fully meet all criteria and provide complete supporting documentation** will be considered. No exceptions or partial approvals will be accepted. This includes having an active registered account with Subcontractor Default Insurance (SDI) and an adequate financial rating for this package.
8. Upon receipt, the project team will review the submission and confirm eligibility. Qualified bidders will be invited to the tender platform and notified via email. An active user account under the company domain in Compass is required.
9. Access to tender documents will only be granted upon successful completion of the prequalification process. No extensions or special arrangements will be granted. All bidders must comply with the stated tender milestones and process.

We appreciate your interest and cooperation in following the above process to ensure an efficient and fair tendering procedure.

TP1B - Prequalification Criteria and Compliance Confirmation Table		
Criteria	Description	Yes/No
1. Demonstrated Ability to Provide Service to the Project Location	Confirm that your company has been continuously operating within Metro Vancouver / Tri-Cities over the past 10 years, including completion of a minimum of five (5) projects of similar or greater value (>\$10M) within that period. Provide records upon request.	
2. Safety Policy & Record	Confirm that your company: (i) maintains an active and up-to-date Safety Policy; and (ii) has had no outstanding stop-work orders, safety suspensions, or critical safety violations within the past five (5) years.	
3. Similar Construction Projects Completed in the Past Five Years	Confirm that your company has completed a minimum of four (4) projects of similar scope within the past five (5) years. Comparable projects shall include significant permanent shoring walls with a min value of \$8M.	
4. Current Construction Projects Underway / Anticipated	Confirm that your company has sufficient capacity, resources, and availability to commence and complete the work within the required project timeframe, maintains an established workforce with experience in similar scope projects, and provide a list of the workforce and equipment that will be utilized for this project.	
5. Claims and Suits	Declare whether your company has been involved in, or is currently involved in, any legal claims or disputes with an Owner, Consultant, or Construction Manager. Provide details if applicable.	
6. Subcontractor Removal or Abandonment of Site	Confirm that your company has not been terminated for cause, removed from a project, or abandoned a project site within the past ten (10) years.	
7. Local presence	Confirm that your company maintains an established and active office in Metro Vancouver / Tri-Cities, supported by a local team. Provide a minimum of five (5) projects with a value greater than \$4M, either in progress or substantially completed within the past three (4) years in this area.	
7. Financial Capability and Capacity (SDI)	Confirm that your company is registered with <u>Subcontractor Default Insurance (SDI) through Compass (https://compass-app.com/) and has obtained a rating equal to or greater than the estimated subcontract value for this package (\$10M). Refer to the attached “Bid or Tender Package – Specifications for Subcontractor Default Insurance” for further details on SDI.</u>	



Bid or Tender Package

Specifications for Subcontractor Default Insurance

EllisDon is using Subcontractor Default Insurance (SDI) on this Project. This is an insurance product that replaces Subcontractor bonding. As SDI is being used on this Project, the bidder will not be required to provide a performance and payment bond, provided that the Subcontractor has successfully prequalified for SDI with EllisDon. This applies to all Subcontracts with a value in excess of \$500,000. The SDI rating from EllisDon must be equal to, or in excess of, the subcontract amount, or the subcontractor will be required to supplement the SDI rating with alternate forms of security acceptable to EllisDon, at the Subcontractor's expense.

Compass (<https://compass-app.com/>) is the only method to prequalify for work with EllisDon. The company must register, complete the prequalification submission, and maintain their account in good standing with Compass in order to be rated by EllisDon. Compass requests information on the business, finance, and health & safety aspects of each Subcontractor. The purpose of this is for EllisDon to perform a risk assessment and assign a proper SDI rating, this is a similar process to what sureties do. EllisDon employees other than those directly assigning ratings do not have access to your financial information, this information is strictly confidential.

While Compass has an annual fee for the subcontractor, EllisDon can request they hold invoicing until a Subcontractor has been successfully awarded a project with EllisDon. Should the Subcontractor decide not to pay the annual fee the Subcontractor will be required to resubmit all required financial documents and apply for SDI again for each tender proposal submitted.

EllisDon is not the only General Contractor to utilize SDI and Compass' services. It not only protects EllisDon and the Owners, but also all Subcontractors involved on the project. If a Subcontractor were to default, we can respond much quicker than if that Subcontractor had bonding, minimizing impacts to schedule which would have cascading impacts on each Subcontractor involved in the project.

With no requirement to provide a bond, the Subcontractor may also free up bonding capacity for other projects.

It is the responding Bidder's responsibility to have completed the online Compass application and have the required rating from EllisDon within one (1) week following the Tender Closing date.