

02 May 2025

22045

Municipality of Casselman  
1 Industriel St. Casselman, ON

Attention: Melodie Sorrell,

Re: Municipality of Casselman – Office Fit-Up  
Tender Results and Recommendations

Dear Madam,

Fourteen tenders were received on 22 April 2025 for the above noted project. The spread of prices is higher than expected which may indicate irregularities in the interpretation of the contract documents or a very busy construction industry. The tender results are summarized below:

<b>Contractor</b>	<b>Tender Price</b>
Premium Construction	\$ 1,291,465.70
4089171 Canada Inc. Louis Lemieux	\$ 1,329,857.00
Brawn Construction Ltd.	\$ 1,346,476.83
JP Gravel Construction Inc.	\$ 1,402,493.24
6739741 Canada Inc. (Gestion DMJ)	\$ 1,462,513.52
Bircon Canada Ltd.	\$ 1,466,401.00
Graebeck Construction Ltd.	\$ 1,473,791.20
Defran Inc.	\$ 1,500,890.86
Jean Daoust Construction Inc.	\$1,517,832.88
Paravel Construction	\$ 1,580,024.48
Jumec Construction Inc.	\$ 1,692,203.25
Massicotte Construction Ltd.	\$ 1,719,245.28
Maddison Construction Limited	\$ 1,805,740.00
Nucon Construction	\$ 1,971,285.00

We have reviewed the tender forms of all the bidders and have noted following:

The lowest bidder, Premium Construction has:

Provided a vague description of how they intend to coordinate with the ongoing contractor. No hoarding plan was submitted. This introduces risk of misinterpretation and potential change orders during construction.

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Has named Capital Construction as the structural steel work subcontractor, with a labour rate of \$135/hr  
Has named Eldridge Electric as the electrical and communications subcontractor, with a labour rate of \$145/hr.  
Has named Lime Rock as the security subcontractor, with a labour rate of \$145/hr.  
Has named Ryan Mechanical as the HVAC, Plumbing & Gas subcontractor, with a labour rate of \$150/hr.

The second lowest bidder, 4089171 Canada Inc. Louis Lemieux has:

Provided a vague description of their hoarding and phasing plan, on an as needed basis. This introduces risk of misinterpretation and potential change orders during construction.  
Has not named a structural steel work subcontractor, with a labour rate of \$115/hr  
Has named Ottawa Electric as the electrical subcontractor, with a labour rate of \$125/hr.  
Has not named a communications or security subcontractor. All other disciplines not listed have been provided a labour rate of \$125/hr.

The third bidder, Brawn Construction Ltd., has:

Provided the most detailed and well-articulated temporary hoarding plan, along with clear provisions for integrating their scope of work with the ongoing on-site activities.  
Provided the most competitive labour rates across disciplines, which is especially important as these rates will serve as the basis for pricing change orders during construction. Considering the spread of bid prices, the competitive rates provide better control over cost escalations arising from scope changes, unforeseen conditions, or interpretation discrepancies.  
Has named Marc Welding as the structural steel work subcontractor, with a labour rate of \$115/hr  
Has named Eldridge Electric as the electrical, communications and security systems subcontractor, with a labour rate of \$100/hr for regular hours and \$150/hr for after hours. This integrated approach will support internal coordination and reduce scope gaps.  
Has named Ryan Mechanical as the HVAC, Plumbing & Gas subcontractor, with a labour rate of \$116.92/hr.

We attach the bid review letter from EXP Engineering for your review.

Given the above considerations we recommend awarding the contract to Brawn Construction Ltd. as we believe their overall value and risk mitigation exceed that of the lowest and second lowest bidders.

Please note that these tenders are valid for thirty (30) days from receipt.

Sincerely,

*Maitland*

Maitland Heney, Designer  
PYE & RICHARDS – TEMPRANO & YOUNG ARCHITECTS INC.

Attch. EXP Services Inc. Bid Review Letter



EXP Services Inc.  
2650 Queensview Drive, Suite 100  
Ottawa, Ontario  
K2B 8H6

Telephone: 613.688.1899

May 2, 2025  
Pye & Richards - Temprano & Young Architects Inc.  
824 Meath St., Suite 100  
Ottawa, ON, Canada  
K1Z 6E8

Subject: Bid Review for Municipality of Casselman Townhall Fit-Up  
exp Job Number: MRK-23002008-A0

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Dear Maitland Heney,

Following our review of the bids submitted for the Municipality of Casselman Townhall Fit-Up, all submissions were carefully considered for electrical, mechanical and structural disciplines in terms of scope, understanding of project requirements, overall value, labour rates, etc. Among the proposals received, Brawn Construction has been noted as presenting a comprehensive submission that addresses the key aspects of the project. This may warrant further consideration during the next stages of evaluation.

We trust this will support your decision-making process.

Sincerely,

Kevin Li  
Project Engineer  
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