

April 25, 1996

SUBJECT: DOUGLAS PARK COMMUNITY CENTRE FIELD WASHROOMS

RECOMMENDATION

- A) THAT the Board award the contract for the renovations at Douglas Park Community Centre to the low bidder, Zamar Construction Ltd., for a cost of \$ 69,000, including separate price work.
- B) THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.

BOARD POLICY

The Board awards all construction contracts over \$50,000.

BACKGROUND

When Douglas Park Community Centre was expanded and renovated in 1992, there was insufficient funding to permit the renovation of the old kindergarten area into field change rooms. The 1994 capital budget included an amount of \$50,000 for redevelopment of this area. Of this, \$9,000 was needed to cover an overexpenditure in the previous project.

DISCUSSION

After consulting with the Douglas Park Community Association, staff developed and priced out a schematic design. The budget proved to be inadequate, and an additional \$44,000 was transferred from the fieldhouse and disabled access capital accounts, increasing the project budget to \$85,000.

The redevelopment calls for:

- Lowering the floor to the sidewalk level to make it accessible,
- Two public wash/changerooms,
- A multi-purpose room.

After completing working drawings and obtaining agreement to the plans from the Association, staff requested quotations from five contractors. Contractors were also requested to quote on three separate price items, items which were considered outside the scope of work, but which the Association wished done. They include:

- A vanity for the multi-purpose room;
- A drinking fountain, drain and hose bibb;
- Storage shelving.

Four bids were received on March 28, 1996:

Contractor	Union/ Non-Union	Base Bid	Sep. Prices	Total
Zamar Construction Limited	Non-Union	\$ 62,700	\$6,300	\$69,000
Heatherbrae Construction Company Limited	Non-Union	\$ 73,400	\$6,450	\$79,850
Oxford Construction Limited	Non-Union	\$ 89,886	\$7,645	\$97,531
Dietlein Construction Limited	Non-Union	\$ 93,663	\$5,049	\$98,712

If the low bid from Zamar Construction Limited is accepted, the project budget will break down as follows:

Base bid	\$62,700
Separate prices	6,300
Asbestos removal	1,400
Staff time	13,000
Administration overhead	3,271
Construction contingency	4,629
<b>Total</b>	<b>\$91,300</b>

The Douglas Park Community Association will fund the \$6,300 to cover the cost of the separate price items. As a result the inclusion of this work will not require Park Board funding.

The funding for the project is as follows:

Park Board	\$85,000
Douglas Park Community Association	\$ 6,300
<b>Total</b>	<b>\$91,300</b>

Zamar Construction Ltd. has done previous projects for the Park Board and is qualified for the project.

#### JUSTIFICATION

Zamar Construction Ltd. is the low bidder, and is qualified to do the project. Sufficient funding to complete the project is available.

Prepared by:

Planning & Development Division  
Board of Parks & Recreation  
City of Vancouver  
JMS:ad

SUBJECT: Q96-15 DOUGLAS PARK COMMUNITY CENTRE FIELD WASHROOMS

The following people are to receive a copy of this Board Report prior to 12:00 noon, Friday April 26, 1996.

No	Name	Organization	Address	Telephone
1.	Alice Edge President	Douglas Park Community Centre Association	810 West 22nd Ave. Vancouver, B.C. V5Z 1Z8	(F) 257-8532
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Signature  
Section Manager

No Board Report will be accepted for printing without this signed cover sheet.

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