

DATE: February 12, 1998

**SUBJECT: KILLARNEY COMMUNITY CENTRE**

**RECOMMENDATION:**

- A. **THAT the Board award a contract for the Addition and Alterations to Killarney Community Centre to Shimizu Canada Engineering Corporation for an amount not to exceed \$3,966,280, excluding GST, subject to agreement on unit prices by the Director of Planning, such contract to be to the satisfaction of the Director of Legal Services.**
- 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 contracts over \$50,000.**

**BACKGROUND**

The Board appointed Henriquez Partners Architects as architects for the renovations and additions to the Killarney Community Centre on February 20, 1995.

At its meeting of September 30, 1996 the Board approved the Master Plan for the addition and alterations to the Killarney Community Centre. The work includes:

- the demolition of the existing gym and activity wing
- the construction of a new two storey 27,000 s.f. activity wing, including a full-size gym
- renovation of the lobby and construction of new offices

Under the Board's agreement with the City's Permits and Licenses Department the work about to be undertaken is the first phase of a three phase project which will eventually see the ice rink upgraded in a second phase, and the pool replaced in a third phase, as funding becomes available.

**DISCUSSION**

The project was publicly tendered, and on February 5, 1998 eight bids were received. Except for several minor irregularities, all bids were complete and valid. As the acceptance of Alternate Price No. 1 will be recommended, the amounts shown are the Base Bids, including the addition of Alternate Price No. 1:

<b>Company</b>	<b>Bid Price</b>	<b>Union/Non-Union</b>
Shimizu Canada Engineering Corp.	\$ 3,966,280	Non-Union
Mar-Will Construction Ltd.	\$ 4,239,758	Non-Union
Olivit Construction Ltd.	\$ 4,290,000	Non-Union
Key Engineering Ltd.	\$ 4,306,000	Non-Union
Ayrshire Construction Ltd.	\$ 4,355,900	Non-Union
Tri Power Construction Ltd.	\$ 4,400,154	Non-Union
Pro-Can Construction Group Corp.	\$ 4,581,000	Non-Union
Smith Bros. & Wilson (B.C.) Ltd.	\$ 4,763,000	Union

The architects have reviewed all the tenders. They have reviewed the qualifications of Shimizu Canada Engineering Corporation, and find they appear to be competent and qualified to complete the project.

The architects also recommend accepting Alternate Price No. 1, the supply and installation of glazed concrete block veneer, rather than coloured concrete block veneer, to exterior walls. The extra cost of \$117,280 is justified in that the exterior walls will be more water-tight, less costly to maintain, and more attractive.

If the Board awards the contract to Shimizu, the project budget will stand as follows:

Existing Funding	\$ 5,852,834
Association Donation	88,530
Total Funding	5,941,364
Consultants	522,000
Construction	3,966,280
Asbestos Removal	50,000
Staff Time	140,000
Misc. (permits, testing, temp. fac.)	100,000
Furniture & Equipment	100,000
Construction Contingency	400,000

Pre-Phase I Costs	258,484
Unallocated	404,600
Total	\$ 5,941,364

In the early design stages a budgeting decision was made to reduce the size of one of the multi-purpose rooms by half (approximately 1,000 square feet). The Board is fortunate in obtaining a low bid approximately \$500,000 under the estimated price, and as a result there is presently over \$400,000 unallocated in the budget. The cost of the extra space is estimated at between \$100,000 and \$150,000, including design costs. It is recommended that the architect be asked to produce drawings to describe the addition, after which the contractor will submit a price to build it. The Board would make the final decision on the award of the extra work.

## **JUSTIFICATION**

Shimizu Canada Engineering Corporation submitted the lowest qualified bid and is recommended by the architects. There is sufficient funding available to award this contract.

Prepared by:  
Planning and Development Division  
Board of Parks and Recreation  
City of Vancouver  
RR:ss