

Date: August 30, 1999

**SUBJECT: RENOVATION AND ADDITIONS TO MOBERLY PARK COMMUNITY HALL - T99 - 8**

**RECOMMENDATION**

- A) THAT the Board approve the tender of Bynett Construction Services Ltd. to complete renovations and additions at Moberly Park Community Hall for \$275,612, subject to confirmation of the receipt of a BC 2000 grant in the amount of \$138,450 by September 11, 1999.
- 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.

**POLICY**

The Board approves all contracts for projects over \$200,000.

**BACKGROUND**

The subject building was constructed in 1959 under a neighborhood development initiative. This hall was operated as a self-administered 5,000 sq. ft. community facility until 1992. In that year the Sunset Community Centre took over both the administration and programming responsibilities.

The community centre referendum allocated total funding of \$263,500 for Moberly Hall improvements in the 1998 and 1999 capital budgets, supplemented by \$25,000 from the Sunset Community Association.

A Building Committee was organized and comprised of Centre staff, Board members, and Park Board staff. The committee's focus was to develop an art and cultural centre within the original community hall. The Association had previously recognized that there are very few opportunities for residents in the area to explore the arts. Moberly Park Community Hall would provide an appropriate venue.

On December 11, 1998, the Colborne Architectural Pacific Inc. were commissioned to develop a plan of action, and to administer a construction contract. The committee has reviewed and officially approved both the development and building documents outlined by the architect.

The Community Association expects to receive a BC 2000 "Mark the Millennium" community grant of \$138,450. This grant will be formally announced by Mr. Ian Waddell, MLA, Vancouver-Fraserview, Minister of Small Business Tourism and Culture, on Saturday, September 11, 1999. Including this additional grant, the new funding total is \$426,900.

## DISCUSSION

Tenders received on July 29, 1999 were:

Bidder	Base Bid	Alt. 1 Entrance Canopy	Alt. 2 Lower level meeting room	Alt. 3 Folding Partition	Alt. 4 Banner Poles	Total
Bynett Construction	<b>\$223,687</b>	\$28,275	<b>\$12,400</b>	\$6,750	\$4,500	<b>\$275,612</b>
Canarc Construction	246,350	<b>18,050</b>	15,600	<b>6,450</b>	<b>4,400</b>	290,850
Seaquest Management	255,880	(13,000)	(5,300)	(5,500)	(2,300)	281,980
Dietlein Construction	273,560	28,651	16,824	6,617	7,762	333,414
Wood Projects Ltd.	279,375	38,000	30,000	7,800	10,800	365,975

The architects have reviewed the tenders submitted and find them all in order. Staff concur in their recommendation that the bid of Bynett Construction Services Ltd., be accepted.

The proposed project funding breakdown is as follows:

• Construction contract	\$275,612 (separate prices included)
• Consultants	\$ 45,060
• Construction Contingency	\$ 25,000
• Miscellaneous Costs (Permits, ACM removal, testing, etc.)	\$ 30,000
• Staff time	\$ 15,000
• Equipment	\$ 23,000
• GST at 3%	\$ 12,400
<b>Total</b>	<b>\$426,900</b>

## **DISCUSSION**

The Sunset Community Centre Association would like to start programming the renovated Centre on January 3, 2000. In order to meet that deadline it will be important to start construction immediately.

## **JUSTIFICATION**

Bynett Construction Services Ltd. submitted the lowest qualified bid for the project. There is sufficient funding for the project.

Prepared by:

Planning and Operations Division  
Board of Parks & Recreation  
Vancouver, B.C.

RR/Jmx/vs