

**SUBJECT: Thunderbird Community Centre  
Appointment of Contractor**

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**RECOMMENDATION**

<b>A.</b>	<b>THAT the Board approve the award of the contract for construction of the addition and renovations to Thunderbird Community Centre to Haebler Construction (B.C.) Ltd. for an amount not to exceed \$758,000, plus GST.</b>
<b>B.</b>	<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.</b>
<b>C.</b>	<b>THAT the contract will not be executed until such time as the Letter of Credit from Renfrew Park Community Association satisfactory to the Director of Legal Services is received.</b>

**POLICY**

The Board awards contracts over \$200,000.

**BACKGROUND**

At its meeting of March 6, 2000 the Board approved the design (5100 square feet) for the addition and renovations to the Thunderbird Community Centre. The amount allocated for construction costs was \$758,000.

Thunderbird Community Centre is located adjacent to Thunderbird Elementary School, and is on Vancouver School Board property.

**DISCUSSION**

Working drawings are now over 80% complete, and a recent cost consultant's report states that the project as designed is within the budget.

Approval for the project has been received from the Secretary-Treasurer of the Vancouver School Board.

Both development and building permits have been applied for, though neither has been received.

It is intended to:

- a. Start construction by June 30, 2000 to maximize the amount of construction carried out during the summer vacation, as this is a school site.
- b. Complete the work by December of 2000.
- c. Provide a high quality project within the budget.

Due to tight time lines and the demands of the site, the building committee agreed with a staff recommendation to carry out the project under a modified cost plus contract. In this contract format, a general contractor experienced in this type of work performs the work for a fee, plus the cost of labour, materials, and sub trade construction to a guaranteed upset price, which in this case is the construction budget of \$758,000. Approximately 20% of the work is done at cost plus 10% for overhead, and 80% is competitively bid by sub trades, under the review of Board staff and the architect.

Expressions of interest from qualified contractors were requested by public advertisement. All thirteen expressions of interest were reviewed and evaluated according to quality of presentation, experience of the firm, experience of staff, and references received in relation to completed projects. Eight firms were adjudged as having the qualifications to submit proposals to perform the project.

A modified CCDC 3-1986 (Cost Plus) form of contract is proposed, to include provisions for the contractor to provide construction management services for a fixed fee, and to perform the scope of work specified in the drawings and specifications, at a cost not to exceed the Board's construction budget, including a contingency allowance.

Proponents were given thirty three sheets of working drawings describing the project, and a cost consultant's report. All proponents visited the site.

Proponents were advised in the request for proposals that the successful proponent would be the firm which, in the opinion of the Park Board, is the most likely to successfully complete the project within the Board's funding and time targets.

Seven proposals were received, reviewed, and evaluated by both staff and the architect, on the basis of:

- quality of presentation;
- proposed budget;

- proposed fee;
- proposed schedule;
- knowledge of, and interest in, the project; and
- proposed project staff.

On the basis of the evaluations and after discussion with the architect, three of the seven proponents were selected to be interviewed.

The interviewing committee consisted of the architect's senior partner, the project architect, the CRC, a member of the Association and two staff members of Planning and Operations. The committee unanimously recommends Haebler Construction (BC) Ltd. as the proponent most qualified to perform the project within the Board's budget and schedule objectives.

Haebler Construction Ltd. will be asked to sign a contract based on the CCDC3 (Cost Plus) format to carry out the work as described in the drawings and specifications for an amount not to exceed \$758,000, including a construction contingency. The upset price includes the contractor's fee of \$32,500, which covers the cost of the contractor's office administration and project manager. Work done by the contractor's own forces (amounting to approximately 20 % of the total cost) will be charged at agreed hourly rates, or cost of material, plus 10%. All other work will be done by trades contractors sub-contracted by Haebler Construction after a competitive bidding process approved by Board staff. The contract will contain general conditions similar to the CCDC2-based contract used now for stipulated sum contracts, and will ensure the contractor meets standards of safety, insurance coverage, and performance, as on stipulated sum projects.

Assuming a July 4 start, the contractor proposes to substantially complete the work by the end of December. The start date is contingent upon the receipt by the Board of the development and building permits.

### **LETTER OF CREDIT**

The construction contract will not be executed until such time as a Letter of Credit in the amount of \$115,000 from the Renfrew Park Community Association is received. Staff expect the L/C to be received by the date of the Board's considering this report, or very shortly thereafter.

### **SUMMARY**

The Board and the Thunderbird Community Association have approved this project and the funding required for it.

Staff and the architect recommend that Haebler Construction (BC) Ltd. be contracted to construct the project for a guaranteed upset price not exceeding the approved construction budget.

Prepared by:

Planning and Operations  
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RR/vs