

Date: July 10, 2002



TO : Board Members - Parks and Recreation
FROM : General Manager - Parks and Recreation
SUBJECT: Empire Bowl Fieldhouse

RECOMMENDATION

- A) *THAT the Board award a contract for the work of tender T2002-10, Empire Bowl Fieldhouse, to CDC Construction Ltd., at a cost of \$484,672, plus GST*
- 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

Construction contracts over \$ 300,000 are to be approved by the Board.

BACKGROUND

A fieldhouse is planned as part of the redevelopment of the former site of Empire Stadium in Hastings Park, and is located in the slope on the west side of the playing fields. Planning Division staff have been working on this project with other Park Board staff and the architects, Birmingham and Wood Architects. The new field house has an area of 157 sq.m. (1698sf) and contains men's and women's change rooms, men's and women's washrooms and related service spaces.

DISCUSSION

Seven tenders were received and opened in public on July 3, 2002. All of the contractors are open shops. The tender prices shown below include three separate price items, which were additions to the base bid. The addition of the separate price items does not affect who is the low bidder.

Bidder	Tender value	Open/Union
CDC Construction Ltd.	\$484,672.00	Open
LEC Fortress Engineering Corp.	\$525,800.00	Open
Zagreb 2000 Construction Inc.	\$546,395.00	Open
NY Construction Management Ltd.	\$547,938.00	Open
Bynett Construction Services Ltd.	\$563,133.00	Open
Bird Construction Company	\$643,798.40	Open
M-2S Ventures Ltd.	Invalid	Open

After referring to the Law Department, a decision was made to reject the the bid of M-2S Ventures Ltd., which appeared to be the lowest tender, because it contained a fundamental error that rendered it invalid and incapable of acceptance. Birmingham and Wood Architects have reviewed the tenders and checked references, reporting that CDC Construction Ltd. meets the requirements of the tender documents. As required by the tender documents, the qualifications of major subcontractors for CDC Construction Ltd. have also been reviewed and found to meet requirements.

The budget for the project will be as follows:

Item	Value
Construction including 3% GST	\$499,212
Consultants	82,800
Staff time and misc.	29,166
Construction Contingency	38,000
Total	\$649,178

There are sufficient funds in the Hastings Park development capital accounts to fund the project.

SUMMARY

CDC Construction Ltd. submitted the lowest qualified bid for the project. Funding for the project is available.

Prepared by:
 Planning & Operations Division
 Board of Parks & Recreation
 Vancouver, BC
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