



DATE: June 2, 2003

TO: Board Members - Parks and Recreation

FROM: General Manager - Parks and Recreation

**SUBJECT: FALSE CREEK COMMUNITY CENTRE:
RENOVATIONS AND ADDITION**

RECOMMENDATION

A) THAT the Board award a contract for the work of tender T2003-3 False Creek Community Centre: Renovations and Addition to Makam Construction Ltd., for the cost of \$1,051,034, plus GST, and

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 must be approved by the Board.

BACKGROUND

At its meeting of January 27, 2003, the Board approved an increase in the project budget from \$731,750 to \$1,388,750, with a report to come back to the Board once the final scope of the project was established. The Board also accepted an increase in the False Creek Community Association's contribution from \$258,000 to \$440,000.

At its meeting of January 30, 2003, Council approved a capital allocation of \$475,000 to the False Creek Community Centre capital expansion project, source of funds to be the Community Amenity Reserve. Council also allocated \$230,000 to heating and ventilation upgrades at the Centre, and directed that the budget be increased accordingly.

The project will include the addition of a small gymnasium, as well as a fitness centre expansion, for a total new building addition of 402 square metres, (4323 sq. ft.). The new gymnasium will provide facility users with an indoor high ceiling space, which the community centre does not currently have, to accommodate basketball, volleyball, badminton and a range of other floor activities normally associated with a gymnasium. The project will also see the extensive upgrading of the heating and ventilating system in Building 79, the original community centre building.

As part of this project the Tyee hall was renovated and a Youth Room created in 1999, at a cost of \$90,000.

DISCUSSION

Funding

Vancouver City Council has approved the transfer of \$705,000 in Community Amenity Contribution funds to the project. The proposed project budget of \$1,635,788 will break down as follows:

Tenders

General contractors were invited by newspaper advertisement to submit their requests for pre-qualification. From 17 applicants, six contractors were selected to be invited to bid. Five tenders were received for the project, and were publicly opened on May 22, 2003. All the contractors who submitted bids are open shops. The bids received were:

Bidder	Base Bid
Makam Construction Ltd.	\$1,010,000
CDC Construction Ltd.	\$1,049,979
Pax Construction Ltd.	\$1,138,138
The Haebler Group	\$1,249,000
Smith Bros & Wilson (BC) Ltd.	\$1,485,750

The tender documents required bidders to submit separate prices on four separate items of additional work. Staff recommend paying for all four additional items. When included with the base bids listed above, the separate price costs do not change the order of the bidders. The lowest bid remains the lowest. The addition of the four separate price items will increase the low bid by \$41,034 to \$1,051,034, plus GST.

Budget

The budget for the project will be as follows:

Consultants	\$ 179,000
Construction	\$1,133,339
Staff	\$ 72,000
Miscellaneous Costs	\$ 70,000
Construction Contingency	\$ 145,000
Unallocated	\$ 36,449
Total	\$1,635,788

As the lowest tender came in somewhat lower than was expected, there is a possibility that after the work of the project is completed some unexpended funds will remain. Should that be the case, staff recommend any remaining funds be returned to the funding partners (Community Amenity Reserve, Park Board and False Creek Community Association) in proportion to the funding share of each partner.

SUMMARY

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

Prepared by:

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Board of Parks & Recreation
Vancouver, B.C.