



Date: November 7, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation

SUBJECT: Renfrew Park Community Centre and Pool Improvements

RECOMMENDATION

- A. That the Board award the contract for the Renfrew Community Centre Pool and Code Upgrades to Westpro Construction Group Ltd., at a price not to exceed \$2,233,000, not including GST, with funding to be derived from the sources as described in this report.*
- B. That the contract not be awarded until the availability of all outside funding is documented to the satisfaction of the General Manager*
- C. That in the event of a surplus at the end of the project, the surplus funds be returned firstly to the Capital Painting Budget, and secondly to the Operating Budget.*
- D. 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

Contracts over \$200,000 must be awarded by the Board.

BACKGROUND

At its meeting of March 31, 2003, the Board approved the scope of work for Building Code and other upgrading to the Renfrew Park Community Centre and swimming pool. The design included the addition of 100 square metres of deck and a new, larger, hot pool, with the existing hot pool space being converted to fitness centre use.

The work also included seismic upgrading of the pool, replacement of the pool tank and deck, replacement of filters and pumps, and related work.

The scope of work approved included the provision of an elevator (and associated renovations) to serve the upper and lower floors, subject to the raising of the required \$102,500 by the Renfrew Park Community Centre Association for its share of the cost of the elevator, estimated at that time to be \$200,000. The report stated that the final decision on the elevator would be made in consultation with the building committee, once tenders had been received.

The Board approved a budget of \$2,585,000, of which \$390,000 was to be donated by the Association, not including their planned donation of \$102,500 toward the cost of the proposed elevator.

DISCUSSION

Since the Board's approval of the budget and design for the project, staff have worked with the Association and the consultant through a building committee process, developing contract documents that respond to the desired scope of work, while meeting the budgeted funds available.

On October 7, 2003, five bids were tendered:

Bidders	Base Bid	Union/Non-Union
Westpro Constructors Group Ltd.*	\$2,100,000.00	open shop
DGS Construction Company Ltd.	\$2,130,000.00	open shop
PAX Construction Ltd.	\$2,272,272.00	open shop
Dominion Fairmile Construction Ltd.	\$2,345,000.00	open shop
Makam Construction Ltd.	\$2,380,000.00	open shop

* The separate additional price quoted to provide the elevator is \$186,000.

The tenders were submitted by firms pre-qualified by the Board. The consultant has reviewed the bids, and recommends the low bid from Westpro Constructors Group Ltd. be accepted.

The total shortfall for the project, including the elevator, is calculated to be \$228,500. After discussions with representatives of the Association and with commissioners, staff can recommend a combination of cost cuts and additional funding from both the Association and the Board to permit award of a contract, including construction of the elevator.

The Association has already committed to their share of the elevator cost of \$102,500, and are committed to funding an additional \$45,000 toward the cost of the elevator, for a total elevator commitment of \$147,500. This is in addition to the \$390,000 pledged toward the work of the swimming pool, for a total funding commitment of \$537,500. The attached letters reflect the Association's commitments, and staff are seeking a consolidated letter from the Association confirming the availability of the funds. The intent is to award the contract upon receipt of the appropriate documents.

Staff have been successful, with the help of the consultant and the low bidder, in reducing the low bid by \$53,000 through changes in design detail not appreciably affecting the function of the facility. Additionally, it is recommended three items of mechanical equipment, valued at approximately \$41,000, included in the contract, but due for regular replacement, be funded from the 2004 operating budget. Remaining funding is proposed to be transferred from the 2004 Capital Painting budget, with the result that painting planned for Aberthau and the English Bay Bath House in 2004 will be deferred.

In summary, the following additional funding and adjustments to the presently approved budget are proposed to be implemented:

Renfrew Park Community Centre Association donation	\$ 45,000
Contract adjustments	\$ 53,000
Maintenance improvements charged to 2004 Operating Budget	\$ 41,000
Transfer from Park Board Capital Painting	\$ 90,000
Total adjustments	\$229,000

Funding

Sources of funding will be as follows:

2000-2002 Capital Budgets	\$2,195,000
Renfrew Park Community Association (pool)	\$ 390,000
Renfrew Park Community Association (elevator)	\$ 147,500
2004 Operating Budget	\$ 41,000
2004 Capital Painting Budget	\$ 90,000
Total	\$2,863,500

The budget for the project, including the proposed adjustments, breaks down as follows:

Consultants	\$ 334,500
Construction	\$2,233,000
Staff time, permits, ads, DCL, and testing	\$ 91,000
Construction contingency	\$ 205,000
Total	\$2,863,500

The project budget includes \$205,000, 9% of the construction cost, to cover unforeseen and unexpected costs that may, and usually do, arise during construction. This is especially true of a renovation project such as this is. In the Association's letter of October 22, 2003, it is proposed that remaining contingency funds, if any, be used to pay for new acoustic panels on the pool walls. The new acoustic treatment was quoted in the lowest tender at an amount of \$49,500.

Since the proposed transfer of funding from Capital Painting and Major Maintenance Operating will result in cancellation and/or deferral of projects, any surplus funds remaining at the completion of the project are recommended to be returned to these two accounts.

Work could begin by December 8, 2003, and is expected to be completed by September of next year.

SUMMARY

The lowest tender for the work of this project exceeds the construction funds budgeted by \$228,500. It is recommended that changes in the contract documents be made to achieve cost savings, and that additional funds from the Association, Operating Budget, and the Capital Budget be allocated to cover the remaining shortfall. The consultant recommends award of the contract to the lowest pre-qualified bidder, Westpro Constructors Group Ltd.

Prepared by:

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RR/vs