

Date: November 14, 2007



**TO: Board Members – Vancouver Park Board**  
**FROM: General Manager – Parks and Recreation**  
**SUBJECT: TROUT LAKE ICE RINK**  
**AWARD OF CONTRACT**

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## RECOMMENDATION

- A. *THAT, subject to the conditions set out in these Recommendations, the General Manager of Parks and Recreation be authorized to enter into a contract with Bird Construction Company, Limited Partnership for \$2,168,767, plus GST, with funding to be provided from the Capital Budget.***
- B. *THAT the General Manager of Parks and Recreation be authorized to execute and deliver on behalf of the Park Board all legal documents required to implement Recommendation A.***
- C. *THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Parks and Recreation in consultation with the Director of Legal Services.***
- D. *THAT no legal rights or obligations will be created or arise by the Board's adoption of Recommendations unless and until such legal documents are executed.***

## POLICY

The Board must authorize construction contracts over \$300,000.

## BACKGROUND

The Board approved the development permit schematic design plans for the Trout Lake Ice Rink at its meeting of March 12, 2007.

The Board, at its meeting of October 15, 2007, and Council, at its meeting of October 16, 2007, approved an increase of \$2.86 million in the budget for Trout Lake Ice Rink, bringing the total funding for the project to \$15,940,000.

After a competitive process Bird Construction Company, Limited Partnership (Bird) was awarded a contract to provide construction management services, including pre-construction services and the obtaining of competitive trade bids on behalf of the Board. Bird's proposal for construction management services included their construction management fee and the cost of construction overhead, also known as "general requirements".

Bird has been working with staff and the consultant, Walter Francl Architecture, to bring the estimate of construction cost to \$13,700,000, the current budget for construction.

## **DISCUSSION**

In order to gain time in the construction schedule and advance the completion date, Bird recommended dividing the work into two work packages. Work Package #1 includes site services (sewer, water, electrical), bulk demolition, bulk excavation, and related support work. Work Package #2 will include all the other work of this project.

Bids from trade contractors have been received by Bird for Work Package #1, and Bird have offered to carry out the work for a fixed price of \$2,168,767, plus GST, under the contract terms and condition required by the Board as stated in its Request for Proposals for construction management services. Pursuant to a review by staff and the Director of Legal Services a letter of Authorization and Notice to Proceed was issued on November 6, 2007. This authorization includes a maximum financial commitment of \$250,000 with a provision to cancel the remainder of the contract should Board approval for the balance of Work Package #1 not be confirmed. This letter has enabled work to start on site.

The contract the Board is asked to approve will set in place the entire form of contract under which Bird will complete the work of this project. Bird has issued requests to trade contractors for competitive bids for Work Package #2. Bids are scheduled to be received by December 6, 2007, during which period Bird will concurrently be proceeding with site services work. The additional cost to complete the project under Work Package #2 will be negotiated with Bird under the terms and conditions of the construction management contract. Approval will be in the form of a change order to the fixed price contract recommended for approval in this report. The final recommended contract price will be the subject of a future Board report.

## **SUMMARY**

This report recommends award of a contract to Bird Construction Company, Limited Partnership for Work Package #1 for reconstruction of Trout Lake Ice Rink, including the bulk demolition, bulk excavation, site servicing, and related support work. After receipt of the remaining trade bids by Bird, the contract price will be reviewed and revised and brought back to the Board for approval.

Prepared by:  
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