



Date: April 21, 2011

TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Construction Contract Award –600 Moberly Road Car Park (Charleson Park Tennis Courts) Repairs

RECOMMENDATION

- A. *THAT, subject to Recommendations B, C and D, the Board enter into a contract with TNC Restoration Ltd. in the amount of \$565,310.00, plus HST, for the 600 Moberly Road Car Park (Charleson Park Tennis Courts) Repairs as detailed in this report;***
- B. *THAT the contract be on the terms and conditions outlined in this report and on such other terms and conditions as are approved by the Vancouver Park Board, with Bid Committee and Chief Purchasing Officer (CPO) concurrence;***
- C. *THAT, upon approval of the contract by Vancouver Park Board, with Bid Committee and CPO concurrence, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;***
- D. *THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract, and the Board reserves the right to rescind this resolution at any time up to the execution and delivery of the contemplated contract by the General Manager of the Park Board.***

POLICY

Construction contracts over \$500,000.00 and less than \$2,000,000.00 are awarded by the Vancouver Park Board, with Bid Committee and Chief Purchasing Officer (CPO) concurrence.

BACKGROUND

There is a City-owned multi-level car park located at 600 Moberly Road near Charleson Park, that contains 5 popular public tennis courts on the roof level. These popular courts are used by local residents and for programs operating out of the False Creek Community Centre. The tennis court surface is a plexi-pave cushion surface installed in the 1980's. It has reached the end of its serviceable life and it is now essential for the facility roof

membrane, tennis courts, and second floor parking level be repaired and resurfaced to ensure the ongoing operations of the revenue producing facility and the public tennis courts. Real Estate Services and Park Board staff are working together cooperatively and combining the repair works under one contract for cost savings. The process is lead by the Park Board as the greater portion of the work is the rooftop tennis courts component.

In February City Council received a report from the Director of Real Estate Services to authorize expenditure of \$225,000 from the Property Endowment Fund to carry out preventative maintenance to the structure of the car park. These funds are combined with funding available in the Park Board Capital Plan for tennis court resurfacing.

The total budget for the project, inclusive of the design consultancy, community consultations, and construction including asbestos removals, a 10% contingency, and a non-refundable 1.25% HST reserve, is \$800,000. Funds are available from the 2009-2011 capital budget (\$575,000) and the Property Endowment fund through Real Estate Services (\$225,000).

DISCUSSION

Ongoing review of the car park and tennis court repair design as it progressed through detailed design development and tender documentation was done in consultation with Park Board Operations, Park Development and Real Estate Services staff.

Spratt Emanuel Engineering Ltd. assisted City and Park Board staff in a formal tender process to select a contractor for the repair works ensuring best value is obtained for the City. Spratt Emanuel Engineering Ltd. and staff have reviewed and evaluated each of the bids, and recommend that we proceed with the lowest bidder.

The existing tennis court surface contains trace amounts of asbestos. Park Board staff are arranging for removal of the surface and contaminants through a separate process. A clean site can be delivered to the successful company who undertakes this work. With the asbestos removal work completed in advance of this project, there are no significant risks and we expect to complete the project by August 2011 (weather dependent).

The project was tendered on March 24, 2011 and closed on April 15, 2011

Seven contractors submitted bids. On April 15, 2011 the seven bids were opened in public and the results are noted below in Table 1.

Table 1: Tender Prices (excluding HST)

Proponent	Base Bid Price
TNC Restoration	\$565,310.00
C3 Integrated Solutions	\$623,000.00
Duron Pacific	\$661,500.00

CAP Ventures Ltd.	\$694,085.00
All Round	\$537,026.29 – incomplete bid – no acknowledgement of addendums
Riteway	Incomplete bid – price for fence component only
WPC	Incomplete bid (no bid bond, no surety consent)

All four qualified contractors are able to complete the project on schedule.

The low bid of \$565,310.00 is within the budget allocated for the award of the construction contract: (\$650,000, excluding contingency and HST).

Upon award of the contract, the repairs at 600 Moberly Street Car Park (Charleson Park Tennis Courts) are scheduled to begin in May 2011 with completion in August 2011.

Staff has advised stakeholders of the timelines for closure of the car park and parking lot for the repair work, and programs operating out of the False Creek Community Centre have been booked at alternate locations. Construction signs and web site information will be posted by staff in advance of construction start and a reopening announcement will be made to promote increased use of the new facility.

SUMMARY

Staff recommend that the 600 Moberly Avenue Car Park Repairs (Charleson Park Tennis Courts) be awarded to the low bidder, TNC Restoration Ltd. for the sum of \$565,310.00.

Funds are available for this amount from the 2009-2011 Capital Plan and the Property Endowment Fund.

Prepared by:

Planning and Operations
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TM/DD