



Langara Golf Course Drainage Improvements

Construction Contract

Park Board Committee Meeting
Monday, March 12, 2018

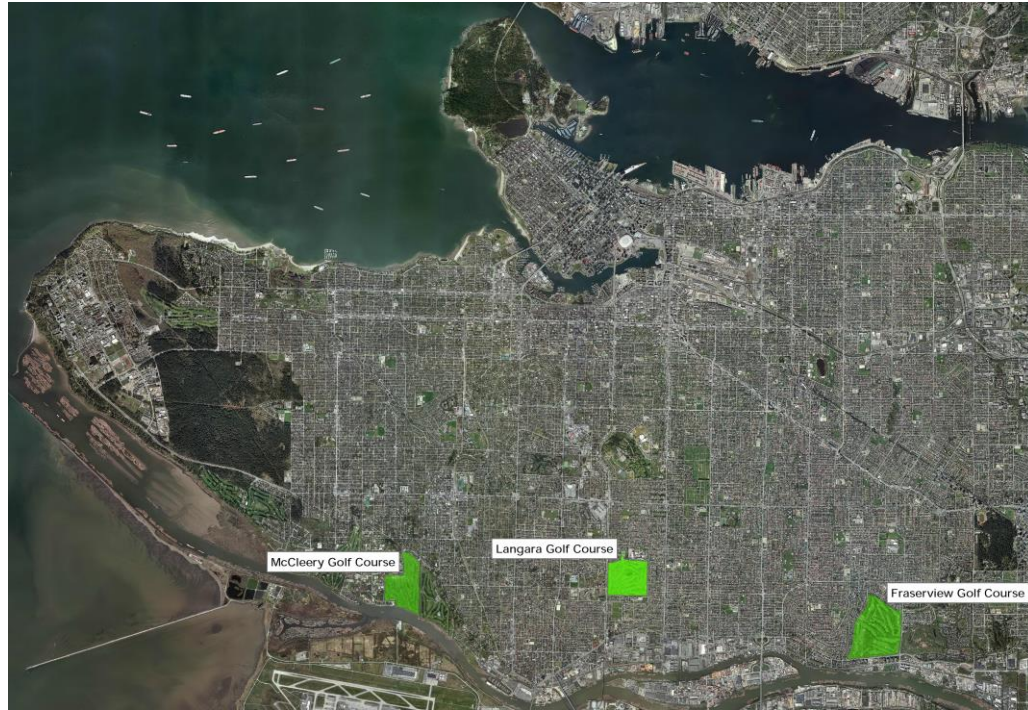


To seek approval to award a construction contract for drainage improvements at Langara Golf Course, with costs coming from the Park Board Green Fund (“Golf Reserve”, the “Reserve”) as approved in the 2018 Capital Budget and as described in the recommendations of the Board Report.

Background



Vancouver Park Board Golf Courses



Langara Golf Course Background

- Opened on July 11, 1926
 - Oldest public course in B.C.
- 48.57 Hectares
- 18-hole golf course with clubhouse & pro shop, tennis courts and a perimeter trail
- Biodiversity hotspot
 - Certified with the Audubon Cooperative Sanctuary Program for Golf Courses



Clubhouse at Langara, CPR-built Vancouver course

- Reconstructed in 1994
 - Cost-based decision to reuse site soil resulted in significant drainage issues
 - Largely unplayable during the wet seasons



- Golf marketing plan completed in 2006
 - Identified Langara drainage improvements as high priority project
- Golf is the highest source of revenue in the Park Board's Commercial Operations portfolio
 - Annual Budget total of \$10M
 - Langara accounts for 25% of this total (\$2.5M)



- Park Board created Golf Reserve Fund in 2001 to provide funding for:
 - Building and structural maintenance
 - Course improvements to facilitate play
 - Clubhouse improvements to enhance customer service
- Fund balance currently exceeds \$5M



Langara GC Drainage Improvements



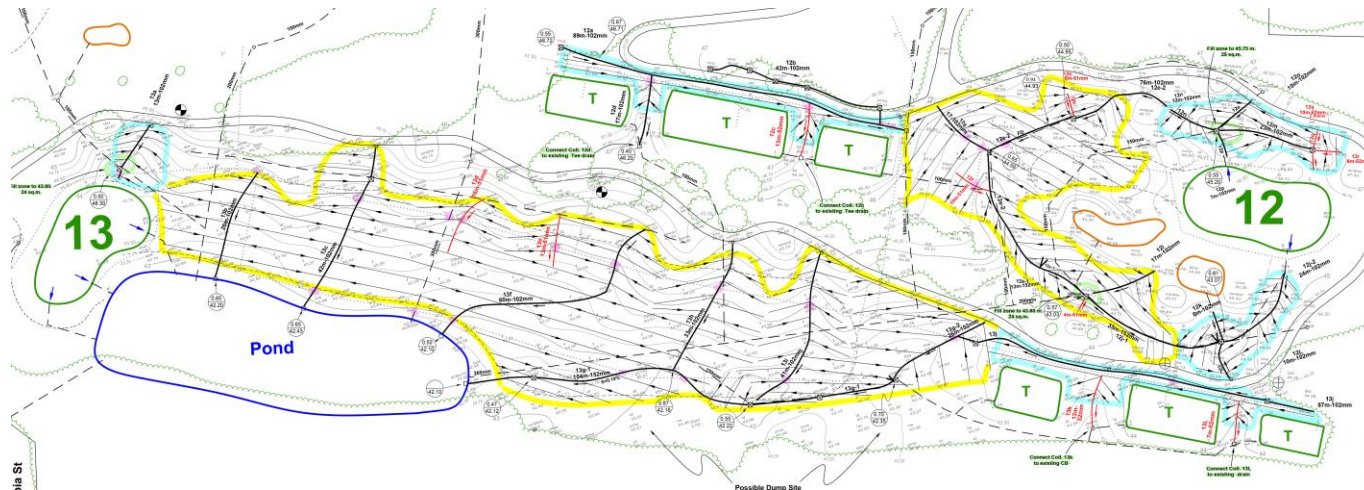
Scope of work:

- Parallel slit trench drainage pipes
 - Approx. 75,873 m
- Swale collector drainage pipes
 - Approx. 11,578 m
- Surface inlets



Some combination of 9 holes to be playable during construction

- “Green” moves
 - Runoff from an additional 2.33 hectares captured for reuse
 - Areas naturalized to enhance wildlife habitat
 - Spoils retained on site for earthworks



Park Board Strategic Framework

- 1.2 – Continuous Quality Improvement
- 2.2 – Sport for Life
- 3.1 – Sustainable Operations
- 4.3 – Green Stewardship
- 8.1 – Enhanced Fiscal Planning & Management
- 8.4 – Maximize Resources
- 9.1 – Strategic Asset Management



Tender Summary

The ITT was issued in the accordance with Park Board's Procurement Policy.

Three bids were received:

- | | |
|----------------------------------|----------------|
| ■ Western Watershed Designs Inc. | \$2,928,133.80 |
| ■ NMP Golf Construction Inc. | \$3,074,590.75 |
| ■ Wilco Civil Inc. | \$5,617,917.00 |
- Tender from Western Watershed Designs Inc. was rejected because they did not meet the minimum experience requirements outlined in Schedule D of the ITT

- Approx. \$500k in additional associated costs are expected
 - Internal project facilitation and course restoration costs
 - Engineer's Contract Administration fees
- Construction window:
 - April 1 – Oct 19, 2018
 - Option to return from April 1 – June 30, 2019 if necessary



- A. THAT the Vancouver Park Board enter into a contract with NMP Golf Construction Inc., for drainage upgrades to Langara Golf Course, with an estimated contract value of \$3,074,590.75 plus applicable taxes to be funded through the Park Board Green Fund (“Golf Reserve”, the “Reserve”) as approved in the 2018 Capital Budget;

- B. FURTHER THAT the Director of Legal Services, Chief Purchasing Official, and Park Board General Manager be authorized to execute on behalf of the Park Board the contract contemplated by Recommendation A; and

- C. FURTHER THAT a request be made of Council to approve a budget adjustment increase of \$600,000 to the Multi-Year Capital Project Budget “Golf Course Improvements”, to be funded from the Golf Reserve to address costs associated with this project as described in this report; and

- D. THAT no legal rights or obligations will be created by the Park Board’s adoption of Recommendations A and B above, until the contract is executed by the authorized signatories of the City and Park Board as set out in these Recommendations.

