

Date: June 6, 1995

SUBJECT: SUNSET COMMUNITY CENTRE PRESCHOOL RENOVATIONS - PHASE 2

RECOMMENDATION

- A) THAT the Board award the contract for the Renovations to Sunset Community Centre Preschool - Phase 2 to Zamar Construction Ltd. at a price of \$97,000.
- 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.

BOARD POLICY

Contracts over \$50,000 are awarded by the Board.

BACKGROUND

The 1992 Capital Plan allocated \$220,000 for renovations to Sunset Community Centre.

An additional \$30,000 was allocated in the 1994 Capital Budget for replacement of a balcony and stair. The Sunset Community Association has raised an additional \$122,630, bringing the total renovation budget up to \$372,630.

Staff have been working with the Sunset Community Association to develop the plans for this project. In the first phase, presently underway, existing under-utilized change room space is being converted into a pre-school facility. In the second phase, under consideration here, the existing preschool area will be renovated to serve as an out-of-school care facility.

DISCUSSION

Tenders for the project closed on May 31, 1995, and seven bids were received:

Contractor	Union/ Non-union	Base Bid	Sep. Price	Total Bid
Zamar Construction Ltd.	non-union	\$ 70,800	\$26,200	\$ 97,000
Oxford Construction Ltd.	non-union	78,720	18,480	97,200
Reed Atwood Inc.	non-union	82,845	20,000	102,845
MCL Construction Ltd.	non-union	95,700	13,200	108,900
Rogad Construction Co. Ltd.	non-union	96,443	17,600	114,043
Dietlein Construction Inc.	non-union	103,604	17,871	121,475
IDIL Construction Inc.	unknown	135,290	29,211	164,501

As the construction budget permitted the acceptance of the above listed Separate Price work, these prices were combined with the Base Bids to give the Total Bid prices.

The lowest Total Bid was submitted by Zamar Construction Ltd.

Although Zamar Construction Ltd. did not submit a Consent of Surety with their tender, and did not indicate how long the project would take, this documentation was received by staff on June 5, 1995.

Staff reviewed the qualifications and references of the low bidder, Zamar Construction Ltd., and visited two of their completed projects. Staff's investigation finds that Zamar Construction Ltd. is qualified to perform the project and has an eight year record of

satisfactorily completed projects.

The Total Bid price of Zamar Construction Ltd. meets the budget amount for Phase 2 construction.

#### JUSTIFICATION

Zamar Construction Ltd. submitted the lowest qualified Total Bid for this project. The budget contains sufficient funds for this contract.

Prepared by:

Planning and Development Division  
Board of Parks & Recreation  
City of Vancouver

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