



Date: June 26, 2000

**TO : Board Members - Parks and Recreation**

**FROM : General Manager - Parks and Recreation**

**SUBJECT :T2000-07 Totem Pole Visitor Centre & Stanley Park Information Booth**

## RECOMMENDATION

- A) THAT the Board award contract T2000-07 for the construction of the Totem Pole Visitor Centre and the Stanley Park Information Booth to RMT Contracting Ltd., for a cost of \$ 856,0000, plus GST .*
- 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.*

## POLICY

**The Board approves all contracts for projects over \$ 200,000.**

## BACKGROUND

At its meeting of June 21, 1999 the Board gave final approval for the construction of a visitor centre at the Brockton totem pole site.

The Stanley Park Information Booth was approved by the Board as part of the zoo redevelopment plan. The design of the building was reviewed by the Board in a subsequent workshop. The project was tendered in 1999, but came in above budget, resulting in the need to make some design changes to reduce the cost of the building.

Planning Division staff have been working on these two projects with staff members from the Stanley District and the architects, Lubor Trubka Associates Architects for the Totem Pole Visitor Centre and Besharat Friars Architecture for the Information Booth. The designs have been approved by staff and include:

- The Totem Pole Visitor Centre, which has an area of approximately 194 sq.m. ( 2088 sq.ft. ). The Visitor Centre will replace the existing carving shed near the totem poles at Brockton Point. The work includes the construction of a gift shop, public washrooms, a covered interpretive area, and associated hard and soft landscaping;

- The Stanley Park Information Booth, which has an area of approximately 53 sq.m. ( 570 sq.ft. ). The Information Booth is located west of the new salmon stream, on Stanley Park Drive. The work includes an information and concession area, public washrooms, and associated hard landscaping.

## DISCUSSION

Tenders for this project were publicly advertised, and closed on June 7, 2000, at 3:00 p.m.. Three bids were received, as follows:

<b>Bidder</b>	<b>Bid</b>
RMT Contracting Ltd	\$ 856,000
Turn Key Construction Inc.	\$ 948,800
Dietlein Construction Inc.	\$ 972,300

Two of the firms that bid on the project are open shops, ie: they may employ union or non-union trades, and the other, Turn Key Construction Inc., is a union shop.

## Budget

The budget for the Totem Pole Visitor Centre is:

<b>Description</b>	<b>Amount</b>
Consultants, incl. disbursements	\$ 84,500
Construction	\$ 429,000
Landscaping	\$ 87,000
Contingency	\$ 20,000
Staff Time and Miscellaneous	\$ 20,000
FF & E for concession	\$ 63,000
Interpretive displays, incl. consultant	\$ 95,500
<b>Total</b>	<b>\$ 799,000</b>

The amount available for construction is \$ 516,000.

The budget for the Stanley Park Information Centre is:

<b>Description</b>	<b>Amount</b>
Consultants, incl. disbursements	\$ 35,000
Construction	\$ 200,000
Furniture & Equipment	\$ 10,000
Staff time and miscellaneous	\$ 15,000
Contingency	\$ 11,888
<b>Total</b>	<b>\$ 271,888</b>

The amount available for construction is \$ 200,000, resulting in a total for both buildings of \$716,000.

At \$ 856,000 the lowest bid exceeds the amount available by \$ 140,000. The additional required funding will be transferred from the following sources:

- Salmon Stream project \$ 65,000
- Concessions capital \$ 75,000

Development and building permits have been issued for the Information Booth. The development permit has been issued for the Totem Pole Visitor Centre, but the building permit application is still in process. At the time of writing of this report the permit's issuance was imminent. The contract will not be awarded until such time as the building permit is issued.

### **Review of Tenders**

Lubor Trubka Associates Architects has reviewed the tenders and checked references, reporting that RMT Contracting Ltd. is acceptable for this project. Besharat Friars Architecture has reviewed the tenders and checked references, reporting that RMT Contracting Ltd. were in general highly recommended. As required by the tender documents, the qualifications of major subcontractors of RMT Contracting Ltd. have also been reviewed and found to meet requirements.

## **SUMMARY**

RMT Contracting Ltd. submitted the lowest qualified bid for the projects. Funding for the projects is available.

Prepared by:  
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