



Date: May 16, 2002

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: Kerrisdale Community Centre Lobby Renovations and Addition

RECOMMENDATION

- A) *THAT the Board award a contract for the work of tender T2002-9, Kerrisdale Community Centre Lobby Renovations and Addition, to CDC Construction Ltd., at a cost of \$326,497, 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 construction contracts over \$ 300,000.

BACKGROUND

A feasibility study for the renovations and addition to the lobby at Kerrisdale Community Centre was prepared in 1995 by Chernoff Thompson Architects. A total project budget of \$ 462,500 has been established for the addition and renovations to the lobby at Kerrisdale Community Centre. The budget is comprised of \$180,000 from the 1998 Capital Plan, and a donation of \$282,500 from the Kerrisdale Community Centre Society, as per the attached letters.

Planning Division staff have been working on this project with staff and Society members from Kerrisdale Community Centre and the architects, Chernoff Thompson Architects. The designs have been approved by the Society and staff, and include:

- An addition of approximately 53 square metres, including: new offices and a new larger reception desk.
- Renovations to approximately 215 square metres, including: asbestos removal, a new accessible washroom, new women's washroom, new children's play area and a lounge area.

DISCUSSION

Tenders for the project were publicly opened on May 15, 2002, and six tenders were received. All of the contractors are open shops.

Bidder	Tender value
CDC Construction Ltd.	\$326,497
Parkwood Construction Ltd.	\$329,939
MGM Construction Ltd.	\$354,000
Wood Projects Ltd.	\$370,587
PCG Preferred Construction Group Ltd.	\$378,300
Bird Construction Company	\$379,000

Chernoff Thompson Architects have reviewed the tenders and checked references, reporting that CDC Construction Ltd. is acceptable for this project. As required by the tender documents, the qualifications of major subcontractors for CDC Construction Ltd. have also been reviewed and found to meet requirements.

The budget for the project will be as follows:

Item	Value
Consultants	\$ 53,000
Construction, including asbestos removal and temporary offices	\$354,500
Other project costs including a \$30,000 construction contingency	\$ 55,000
Total	\$462,500

SUMMARY

CDC Construction Ltd. submitted the lowest qualified bid for the project. Funding for the project is available.

Prepared by:
Planning & Operations Division
Board of Parks & Recreation
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