



Date: July 4, 2002

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: Strathcona Park Upgrade Construction Contract Award

RECOMMENDATION

THAT the Board approve the award of Tender T-2002-12, to implement construction of Strathcona Park for \$588,850.

POLICY

Contracts in excess of \$300,000 are awarded by the Board.

BACKGROUND

On January 14, 2002, the Park Board approved the concept plan for the upgrade of Strathcona Park allowing the project to proceed to design development for tender and construction.

DISCUSSION

On April 4, 2000, a report was presented to and approved by Council and the Park Board requesting provision of \$400,000 from Henderson Development (Canada) Ltd. to supplement capital funds of \$350,000 in order to carry out redesign and upgrade at Strathcona Park. This \$750,000 total has been reduced to \$648,500 allowing for staff time, consulting fees, disbursements and GST.

At the public open house held on November 19, 2001, the community expressed overwhelming support for the conceptual plan presented by PD Group Landscape Architecture Ltd, (see attached concept plan). The community park plan provides for a wide range of community uses by including walking paths through and around the park, picnic and children's play areas, a basketball court, a small-scale skateboard facility and a grassed performance space. The aim has been to create a "heart" in the existing park with activities (related to different age groups and interests) clustered around a central, multipurpose, open-sided, covered structure.

The concept plan proposed a new mini-soccer field and a relocated softball diamond to be located in the area immediately west of the existing all-weather field. The existing sports fields will remain and the soccer field in the center of the existing oval track will be upgraded.

This spring, PD Group Landscape Architecture Ltd. (in consultation with Park Development and Operations staff) developed a set of construction drawings and documents for tendering. The following tender bids were publicly opened on July 3, 2002 for the construction of Strathcona Park:

Name of Bidder	Bid Price	Union or Open Shop
Terra Designworks Inc.	\$699,500	open
T. Moscone & Bros Landscaping Ltd.	\$748,100	union
Wilco Landscape Contractors Ltd.	\$807,000	open
Cedar Crest Lands (B.C.) Ltd.	\$882,500	open
Matcon Civil Constructors Inc.	\$915,400	open

P.D. Group Landscape Architecture Ltd. have reviewed the tenders and checked references, reporting that Terra Design works Inc. is acceptable for this project. As required by the tender documents, the qualifications of major subcontractors for Terra Design works Inc. have also been reviewed and found to meet requirements.

The budget for project will be as follows:

Item	Value	
Construction contract		\$588,850
Compost and sand supplied		\$46,650
Contingency		\$13,000
Construction budget	Total:	\$648,500

The total construction budget for the project is \$648,500. Terra Designworks Inc. submitted the lowest qualified bid for the project. Terra's bid has been reduced by \$110,000 (from \$699,500 to \$588,850) by deleting two pieces of play equipment and by eliminating the upgrade of the softball diamond and proposed mini-soccer field. These two fields, however, will still be useable for play. The above-noted alterations to the original concept plan have been accepted by the Vancouver Field Sports Federation and the Strathcona Park Community Committee. Staff, however, will continue to look for ways to fund these components. Within the bid process these items were priced separately and can be added back into the contract.

SUMMARY

Subject to the Board's approval of the award of the contract to construct, the upgrade of Strathcona Park will commence by mid-July. Scheduled completion of the project is by October 30, 2002. The park will be ready for use by the fall of 2003 when the grass is completely established on the sports fields and play areas.

Park Development
Board of Parks & Recreation
Vancouver, B.C.
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