



Date: March 3, 2005

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: Quilchena Park Improvements**

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## RECOMMENDATION

- A. THAT, subject to the conditions set out in Recommendations B, the Board authorize the General Manager to issue a notice of acceptance of offer to Cedar Crest Lands (BC) Ltd. for the construction of the Quilchena Park Improvements T-2005-3 at a price not to exceed \$574,900.*
- B. THAT no legal rights or obligations will be created by the Board's approval of Recommendation A, unless and until the General Manager has issued the requisite notices of rejection, notice of acceptance, and executed the requisite contract.*

## POLICY

Construction contracts over \$300,000 are awarded by the Board.

## BACKGROUND

On November 3<sup>rd</sup>, 2003 the Park Board approved the Quilchena Park Concept Plan allowing the project to proceed to design development for tender and construction.

## DISCUSSION

This past spring the landscape architecture firm of Durante Kreuk Ltd. was selected to develop a set of construction drawings and documents in consultation with Park Development and Operations staff for tendering. Based on the Quilchena Park Concept Plan (which was developed with community input by Durante Kreuk Ltd. and staff), park improvements include additional drainage; a one kilometer granite screening walking path around the perimeter of the park; a universally accessible asphalt walking path approximate half a kilometer in length; enhanced demarcation of the existing dog off-leash area; additional trees, shrubs and benches; two formalized entrances into the park; a

Hellenic Garden for picnicking and occasional special events; and a neighbourhood skateboard park.

The project was originally tendered in June of 2004, however, only one bid was received and it was significantly higher than the available funds. The bid was subsequently rejected and additional funding was sought. On December 14<sup>th</sup> of 2004, City Council allocated an additional \$215,612 for improvements at Quilchena Park from Community Amenity Contributions collected from Arbutus Gardens.

The funds for this project come from the following sources:

Initial CAC allocation	\$450,000
Second CAC allocation	\$215,612
Hellenic Community	\$40,000

**Total funding** **\$705,612**

The project budget breakdown is as follows:

Public Consultation Process	\$5,000
Staff costs	\$13,000
Consultant costs	\$50,000
Benches and Arboriculture	\$5,500
Contingency	\$57,212
Construction budget	\$574,900

**Total project budget** **\$705,612**

The following tender bids were publicly opened on February 22, 2005 for the construction of the Quilchena Park Improvements:

Name of Bidder	Base Bid Price	Union/Open Shop
Cedar Crest Lands (BC) Ltd	\$550,731	Open
CAP Ventures Ltd.	\$583,175	Open
Wilco	\$598,000	Open

In addition to quoting a base bid, bidders submitted separate prices for the possible addition of certain works. It was determined that fair prices were submitted for the addition of Hellenic Garden elements, at an additional cost of \$24,169. Including the cost of the separately priced items, the total bid of the lowest bidder Cedar Crest Lands (BC) Ltd. is \$574,900. The total construction budget is \$574,900.

Durante Kreuk Ltd. have reviewed the tenders and checked references, reporting that Cedar Crest Lands (BC) Ltd. is acceptable for this project. As required by the tender documents, the qualifications of major subcontractors for Cedar Crest Lands (BC) Ltd. have also been reviewed and found to meet requirements.

## **SUMMARY**

Staff recommend that the Quilchena Park Improvements project be awarded to Cedar Crest Lands (BC) Ltd for a stipulated price contract of \$574,901.10. Funds are available for this amount. Subject to the Boards' approval of the award of the contract to construct, the improvements to Quilchena Park will be completed by the end of August, 2005.

Prepared by:  
Planning and Operations Division  
Board of Parks & Recreation  
Vancouver, BC  
KD/DB