

Date: March 12, 2010



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: VanDusen Botanical Garden – New Visitor Centre
Award of Construction Contract

RECOMMENDATION

- A.** *THAT, subject to the conditions set out in these Recommendations, the General Manager of Parks and Recreation be authorized to enter into a contract with Leducor Construction Limited for \$14,800,000, plus GST, with funding to be provided from the Capital Budget, the VanDusen Botanical Garden Association and funds from the Government of Canada Infrastructure Stimulus Fund.*
- B.** *THAT the General Manager of Parks and Recreation be authorized to execute and deliver on behalf of the Park Board all legal documents required to implement Recommendation A.*
- C.** *THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Parks and Recreation in consultation with the Director of Legal Services.*
- D.** *THAT no legal rights or obligations will be created or arise by the Board's adoption of Recommendations unless and until such legal documents are executed.*

POLICY

The Board must authorize construction contracts over \$300,000.

BACKGROUND

The Board approved the development permit schematic design plans for the New Visitor Centre at VanDusen Garden at its meeting of September 21, 2009.

The development permit is currently in the final stages of processing by the City. In December of 2009, the Government of Canada, under its Infrastructure Program, announced a grant of \$6.35 million to the Garden's Capital Campaign. This brought the project funding to \$19.4 million.

After a competitive RFP process, Ledcor Construction Limited (Ledcor) was awarded a contract to provide construction management services, including pre-construction services and the obtaining of competitive trade bids on behalf of the Board. Ledcor's proposal for construction management services included their construction management fee and the cost of construction overhead, also known as "general requirements".

Ledcor has been working with staff and the consultant, Busby Perkins + Will Architects, to bring the estimate of construction cost to \$14,800,000, the current budget for construction. The total project budget inclusive of all fees, contingencies and related expenditures is \$19.4 million.

DISCUSSION

In order to meet the Government of Canada requirement that projects be substantially complete by March 31, 2011, staff have been working with Ledcor and the consultant team to meet an aggressive construction schedule. Ledcor has recommended dividing the work into multiple tender packages. Tender Package #1 includes relocation of the existing volunteer compound and staff parking area. Subsequent tender packages will include all the other work of this project.

Bids from trade contractors have been received by Ledcor for Tender Package #1, and Ledcor have offered to carry out the work for a fixed price of \$98,195 plus GST, under the contract terms and condition required by the Board as stated in its Request for Proposals for construction management services. Pursuant to a review by staff and the Director of Legal Services a letter of Authorization and Notice to Proceed with Tender Package #1 was issued on March 4, 2010, with a provision to cancel the remainder of the contract should Board approval for the balance of the Work not be confirmed.

The contract the Board is asked to approve will set in place the entire form of contract under which Ledcor will complete the work of this project. Ledcor has issued requests to trade contractors for competitive bids for further Tender Packages. These additional tender packages, in addition to Tender Package #1, will become sub-contracts to Ledcor under the approved contract. To date, the trade bids received for the roof structure and rammed earth walls have come in within the budget allocated for these elements.

SUMMARY

This report recommends award of a contract to Ledcor Construction Limited for the construction of the New Visitor Centre at VanDusen Botanical Garden in the amount of \$14.8 million.

Prepared by:
Planning and Operations
Board of Parks & Recreation
Vancouver, BC