

Date: April 22, 2010



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: TROUT LAKE COMMUNITY CENTRE
AWARD OF 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 Bird Construction Company, Limited Partnership for \$1,218,714, plus GST, with funding provided from the Capital Budget.***
- 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, Bid Committee and Chief Purchasing Official.***
- 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 contracts between \$500,000 and \$2,000,000 with Bid Committee and Chief Purchasing Official concurrence.

BACKGROUND

The Board approved the concept design for the new Trout Lake Community Centre Development Permit Application at its meeting of October 5, 2009.

Funding for Trout Lake Community Centre has been approved by Council as part of its 2009 Capital Budget (\$2,500,000) and on January 21, 2010, as part of the Advance approval of the 2010 Capital Budget (\$18.8 million). The approved allocations for this project total \$21.3 million.

After a competitive process, Bird Construction Company, Limited Partnership (Bird) 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. Bird's proposal for construction management services included their construction management fee and the cost of construction overhead, also known as "general requirements".

Bird has been working with Park Board staff and the consultant, Walter Francel Architecture, to finalize the remaining portion of the contract.

DISCUSSION

In order to gain time in the construction schedule and advance the completion date, Bird recommended dividing the work into two work packages. Work Package #1 includes bulk demolition, bulk excavation, and related support work. Work Package #2 will include all the other work for this project.

Bids from trade contractors have been received by Bird for Work Package #1, and Bird have offered to carry out the work for a fixed price of \$1,218,714, plus GST, under the contract terms and condition required by the Board as stated in its Request for Proposals for construction management services.

The contract the Board is asked to approve will set in place the entire form of contract under which Bird will complete the work of this project. Bird will issue requests to trade contractors for competitive bids for Work Package #2 and subsequently evaluate the bids, during which period Bird will concurrently be proceeding with demolition and excavation work. The additional cost to complete the project under Work Package #2 will be negotiated with Bird under the terms and conditions of the construction management contract. Approval will be in the form of a change order to the fixed price contract recommended for approval in this report. The final recommended contract price will be the subject of a future Board and Council report.

SUMMARY

This report recommends award of a contract to Bird Construction Company, Limited Partnership for Work Package #1 for reconstruction of Trout Lake Community Centre, including the bulk demolition, bulk excavation, and related support work. The award of outstanding Work Package #2 will be brought back to the Board for approval in early summer.

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