



Date: March 3, 2011

**TO:** Board Members – Vancouver Park Board  
**FROM:** General Manager – Parks and Recreation  
**SUBJECT:** Construction Contract Award - Mount Pleasant Park Upgrade

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## RECOMMENDATION

- A.** *THAT, subject to Recommendations B, C and D, the Board enter into a contract with Interpave Precast Systems Ltd. in the amount of \$705,946.00, plus HST, for the Mount Pleasant Park Upgrade as detailed in this report;*
- B.** *THAT the contract be on the terms and conditions outlined in this report and on such other terms and conditions as are approved by the Vancouver Park Board, with Bid Committee and Chief Purchasing Officer (CPO) concurrence;*
- C.** *THAT, upon approval of the contract by Vancouver Park Board, with Bid Committee and CPO concurrence, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;*
- D.** *THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract, and the Board reserves the right to rescind this resolution at any time up to the execution and delivery of the contemplated contract by the General Manager of the Park Board.*

## POLICY

Construction contracts over \$500,000.00 and less than \$2,000,000.00 are awarded by the Vancouver Park Board, with Bid Committee and Chief Purchasing Officer (CPO) concurrence.

## BACKGROUND

Mount Pleasant Park is a 1.12 hectare park situated at Ontario Street and 16<sup>th</sup> Avenue. The future of the park has been subject to extensive public discussion since 2000 when City Council and the Board decided to decommission the aged community centre in the park in favour of a new community centre located at 1 Kingsway.

In 2008, the Park Board and other parties (including the Vancouver School Board, the Mount Pleasant Community Centre Association and the Simon Fraser Elementary School Parent Advisory Council) signed a memorandum of understanding (MOU) concerning the design, construction, and operation of a now opened child care facility on the Simon Fraser Elementary School site. This obligated the Mount Pleasant Park upgrade to include a suitable play area for the child development centre on the park, recreational opportunities on the park to supplement and complement play amenities on the school grounds including a sport court and a total of 20 parking/drop off spaces for the school and child development centre.

On December 14, 2009, the Board authorized the decommissioning of the existing building and pool in Mount Pleasant Park, and directed staff to develop a plan for Mount Pleasant Park based on what was referred to as the Green Space option. This concept with park programming based on community consultation was the starting point for the park upgrade design consultancy. The Board also directed that the design allow for the future development of an outdoor pool and change rooms at such time as funds for this component become available.

In January 2010 the Board awarded the consultancy for the upgrade of the Mount Pleasant Park Upgrade to the landscape architecture firm Durante Kruek Ltd. The community's preferred concept plan was approved by the Board in October, 2010.

The approved concept plan is attached as Appendix A for reference.

Detailed design includes the requirements of the MOU and other features such as universal accessibility, a central lawn that can accommodate a future outdoor pool, a sports court, a walking and jogging trail, an upgraded playground, a variety of seating options, distinct park entrances, an outdoor living room, rain gardens, additional soft landscaping and a community garden.

The total budget for the project, inclusive of the design consultancy, community consultations, and construction including a 10% contingency, and a non-refundable 1.25% HST reserve, is \$940,000. Funds are available from the 2006-2008 and the 2009-2011 capital budget.

## **DISCUSSION**

Ongoing review of the park upgrade design as it progressed from concept plan to detailed design development and tender documentation was done in consultation with Park Board Operations and Park Development staff. A review meeting will be held early in the construction process with the Simon Fraser Elementary School Parent Advisory Council to finalize the playground equipment order. A cash allowance of \$90,000 is allocated in the construction contract for playground equipment.

The project was tendered on February 10<sup>th</sup>, 2011 and closed on March 1, 2011. Unit and optional pricing for various park elements was included in the tender call to give staff the flexibility to adjust the project scope to suit the available budget.

Six contractors submitted bids. On March 1, 2011 the six bids were opened in public and the results are noted below in Table 1.

Table 1: Tender Prices (excluding HST)

<b>Proponent</b>	<b>Base Bid Price</b>	<b>Adjusted Bid Price</b> (includes selected separate and alternate priced items included in bid)	<b>Adjusted Bid</b> (March 5/11)
<b>Interpave Precast Systems Ltd.</b>	<b>\$825,102.00</b>	<b>\$844,186.00</b>	<b>705,946.00</b>
Wilco Landscape Westcoast Inc.	\$870,168.00	\$959,067.95	
JS Ferguson Construction Inc.	\$900,000.00	\$959,800.00	
CAP Ventures Ltd.	\$1,045,530.00	\$1,078,656.24	
Jacob Bros. Construction Ltd.	\$1,068,000.00	\$1,063,600.00	
Canadian Lawn Care Services Ltd.	\$1,157,000.00	\$1,287,050.00	

All six contractors are able to complete the project on schedule.

The adjusted low bid of \$705,946.00 is within the budget allocated for the award of the construction contract: (\$705,946.00, excluding contingency and HST).

Upon award of the contract, construction of the Mount Pleasant Park Upgrade is scheduled to begin in April 2011 with completion in late September 2011, in time for a park opening celebration in fair weather this fall.

## **SUMMARY**

Staff recommends that the Mount Pleasant Park Upgrade be awarded to the low bidder, Interpave Precast Systems Ltd. for the sum of \$705,946.00.

Funds are available for this amount from the 2006-2008 and 2009-2011 Capital Plan.

Prepared by:

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DB/TM/DD/

