



KILLARNEY SENIORS CENTRE

DESIGN-BUILD
CONTRACT AWARD

February 22, 2016



THAT the Vancouver Park Board approve the award of a contract with Ventana Construction Company as the Design-Builder for the new Killarney Seniors Centre located in Killarney Park, subject to the following:

- A. THAT this design-build project will last the duration of the project, approximately two (2) years (not including warranty and post construction services), with an estimated contract value of \$5,895,000 (plus GST), to be funded through approved capital budget of \$7.5 million for Killarney Senior Centre (CCS-00064).
- B. FURTHER THAT the contract be on the terms and conditions outlined in this report, and on such other terms and conditions as approved by Council, with Vancouver Park Board, City Manager, Bid Committee, Legal Services, Real Estate and Facilities Management (REFM), and Chief Purchasing Official (CPO) concurrence; and

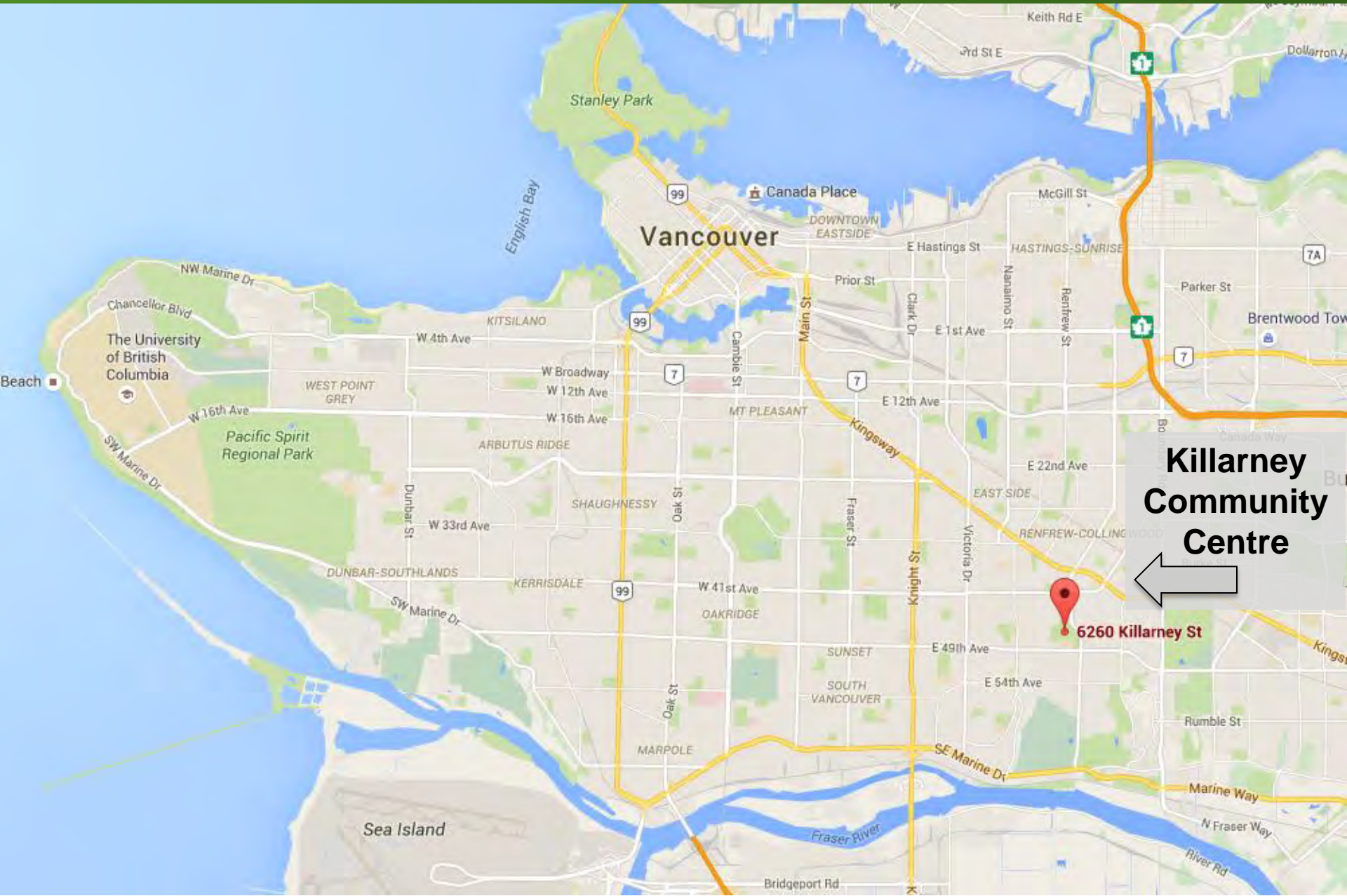
- C. AND FURTHER THAT upon Council approval of the contract, the General Manager of the Vancouver Park Board be authorized to execute the contract on behalf of the Board, along with the Director of Legal Services, the CPO, and the General Manager of REFM; and
- D. AND FURTHER THAT no legal rights or obligations will be created by the Park Board's adoption of the above Recommendations unless and until such contract is executed by the General Manager of the Vancouver Park Board and authorized signatories of the City as set out in these Recommendations.



Background



Location



Project Background

- **2009** - Vancouver Park Board votes to allocate land next to the Killarney Community Centre to build a Seniors Centre in South East Vancouver
- **2010** - Feasibility Study completed
- **2011** - \$2.5M approved in RTS 8990
- **2013** - \$1.3M approved by Province of BC
- **2014** - Additional \$1.2M approved by Province of BC
- **2014** - \$2.5 M approved by Federal government

TOTAL PROJECT BUDGET: \$7.5M



Existing Killarney Community Centre - Components

- The Community Centre (1997), designed by Henriquez Partners Architects, includes a gymnasium, multipurpose rooms, and community kitchen;
- The Community Pool (2006) designed by Hughes Condon Marler Architects; and
- The Ice Rink, designed by Acton Ostry Architects, was completed as a practice venue for the 2010 Olympics.

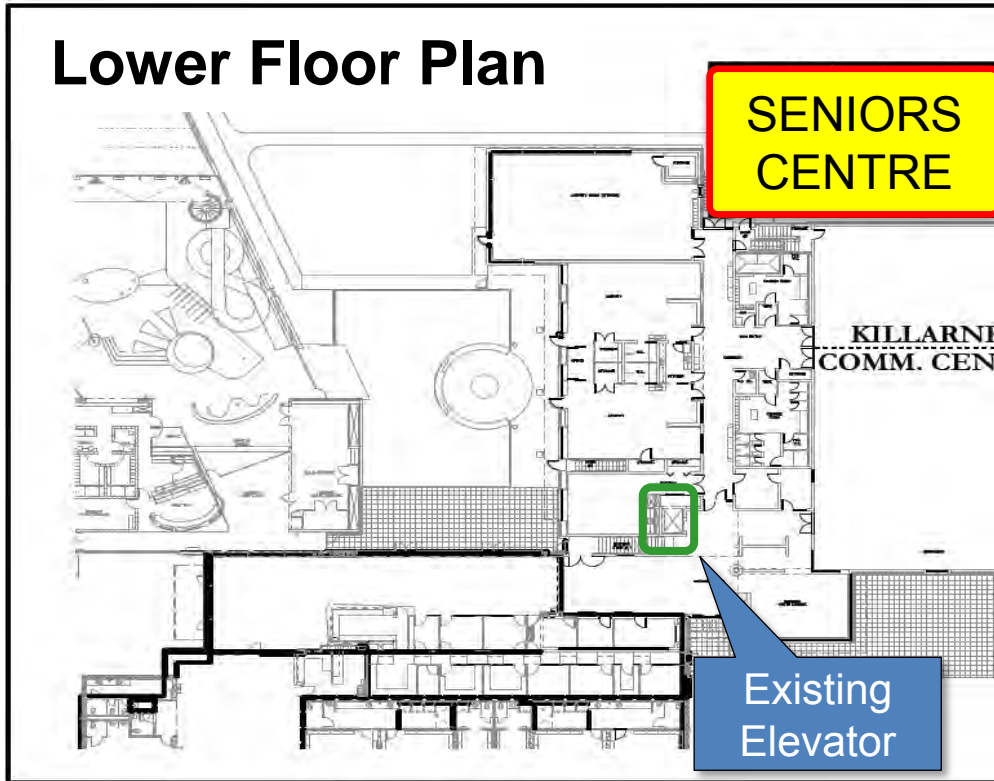
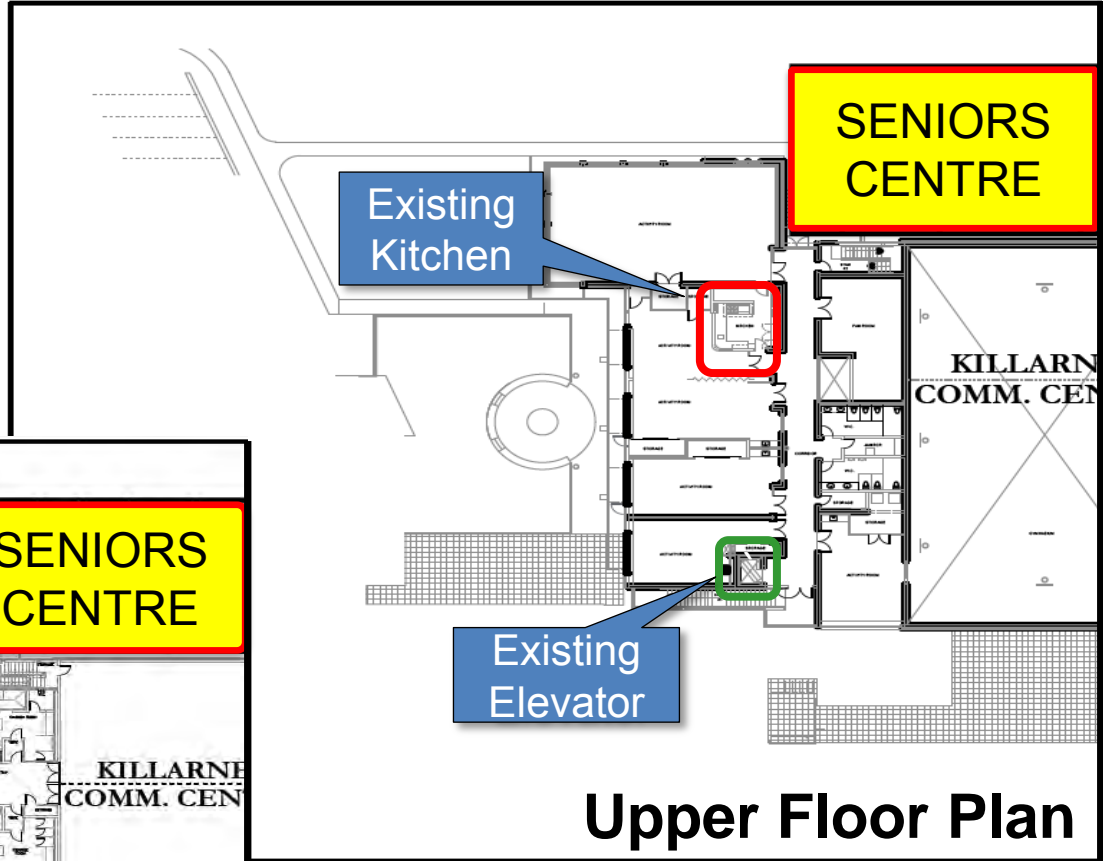


Killarney Seniors Centre

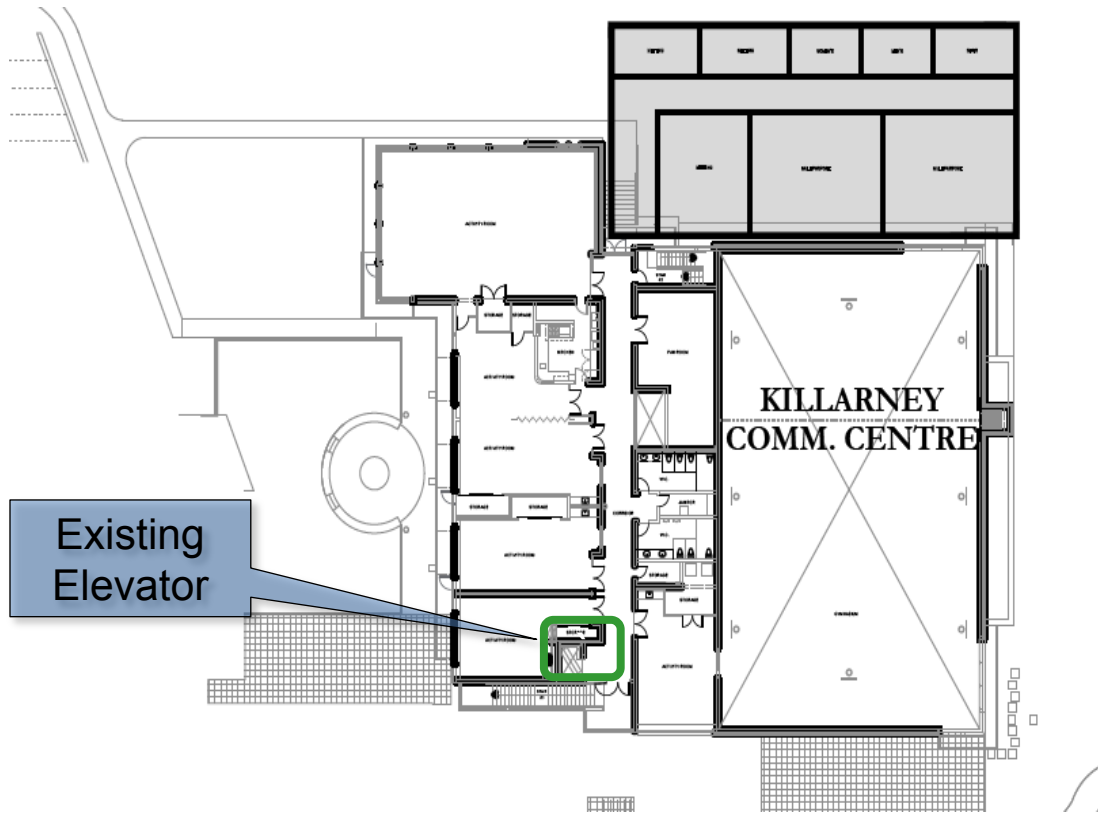
- Expansion of existing Community Centre to include a Seniors Centre - approximately 10,000 square feet on two levels.
- Design will include multi-purpose rooms, reception and lounge areas, kitchen facilities, office space, and washrooms.



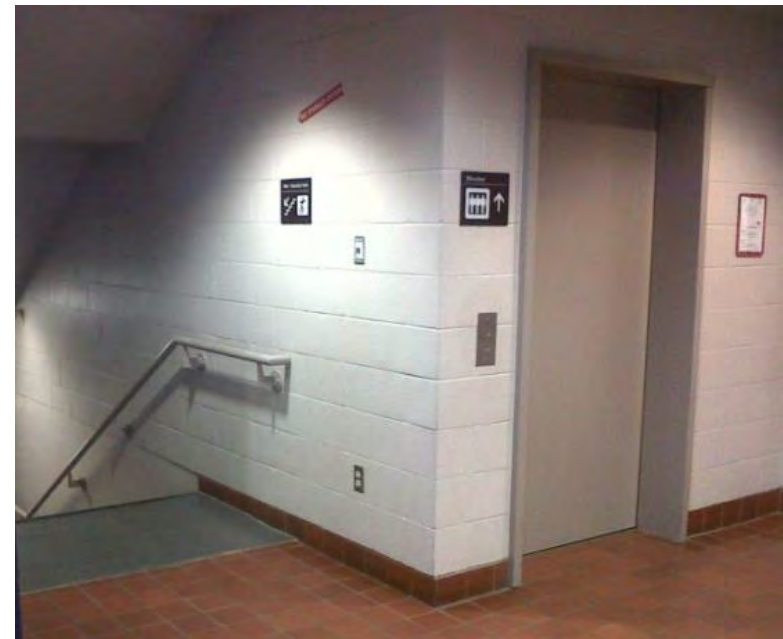
Project Location & Floor Plans



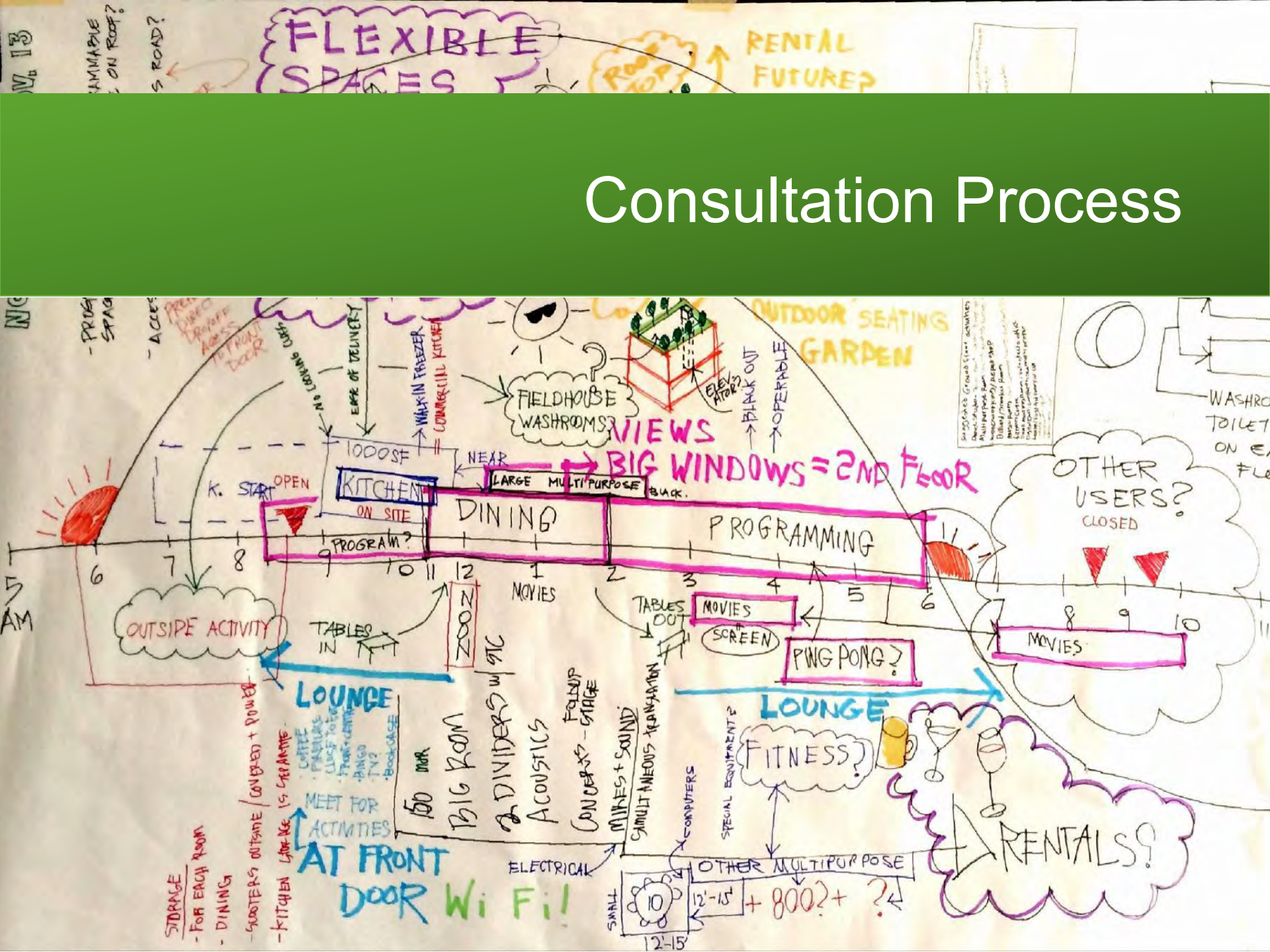
Killarney Community Centre – Existing Elevator



- Elevator is original to 1997 building and functions well
- Elevator study concludes that one elevator is sufficient for occupant load of the expanded community centre



Consultation Process



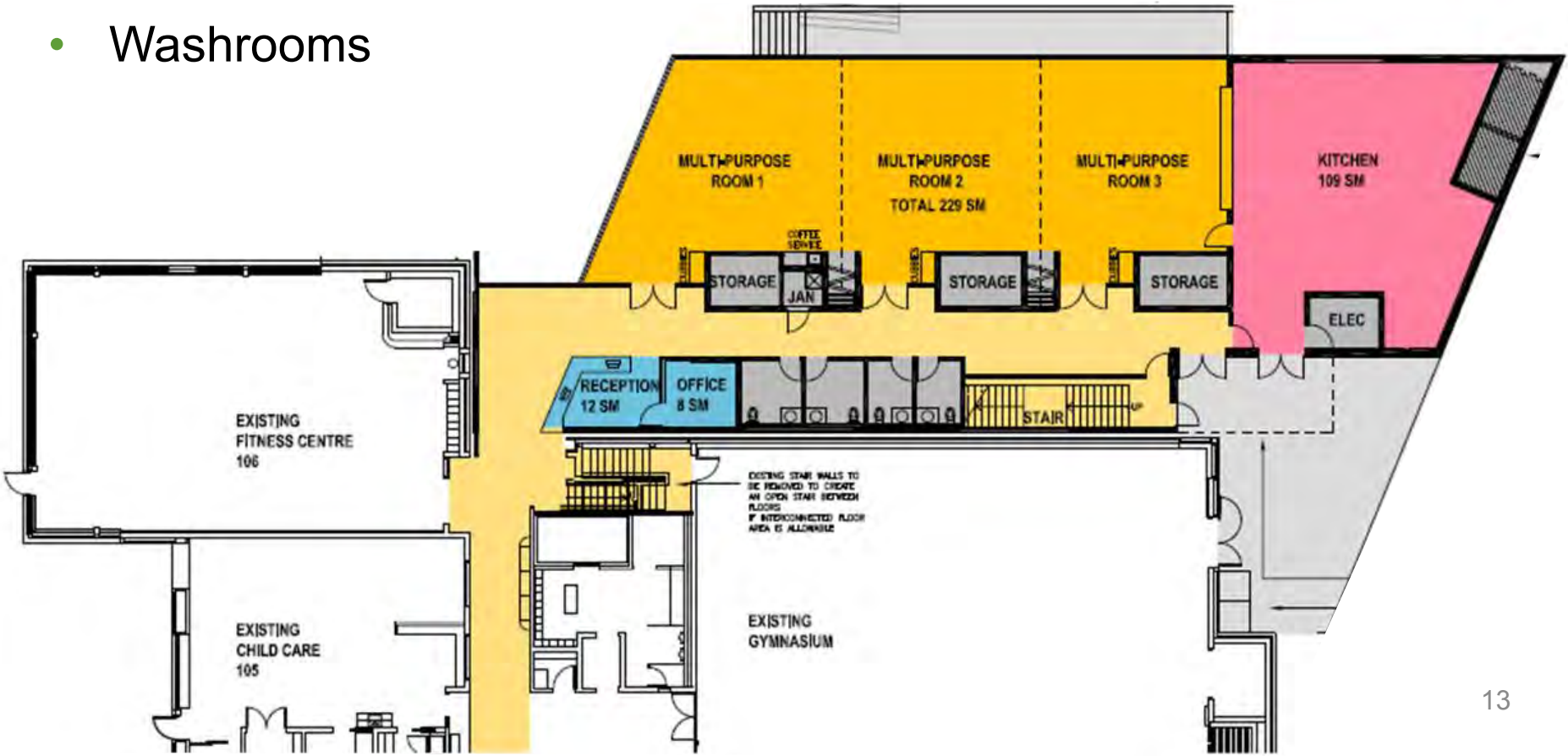
Consultation Process

- **September 2014** - bridging consultant team hired
- **November 2014** - programming meetings held with Killarney Seniors Centre Building Committee and community stakeholder groups
- **Spring 2015** - design meetings held with Building Committee
- **March 2015** - Building Committee endorses preferred option



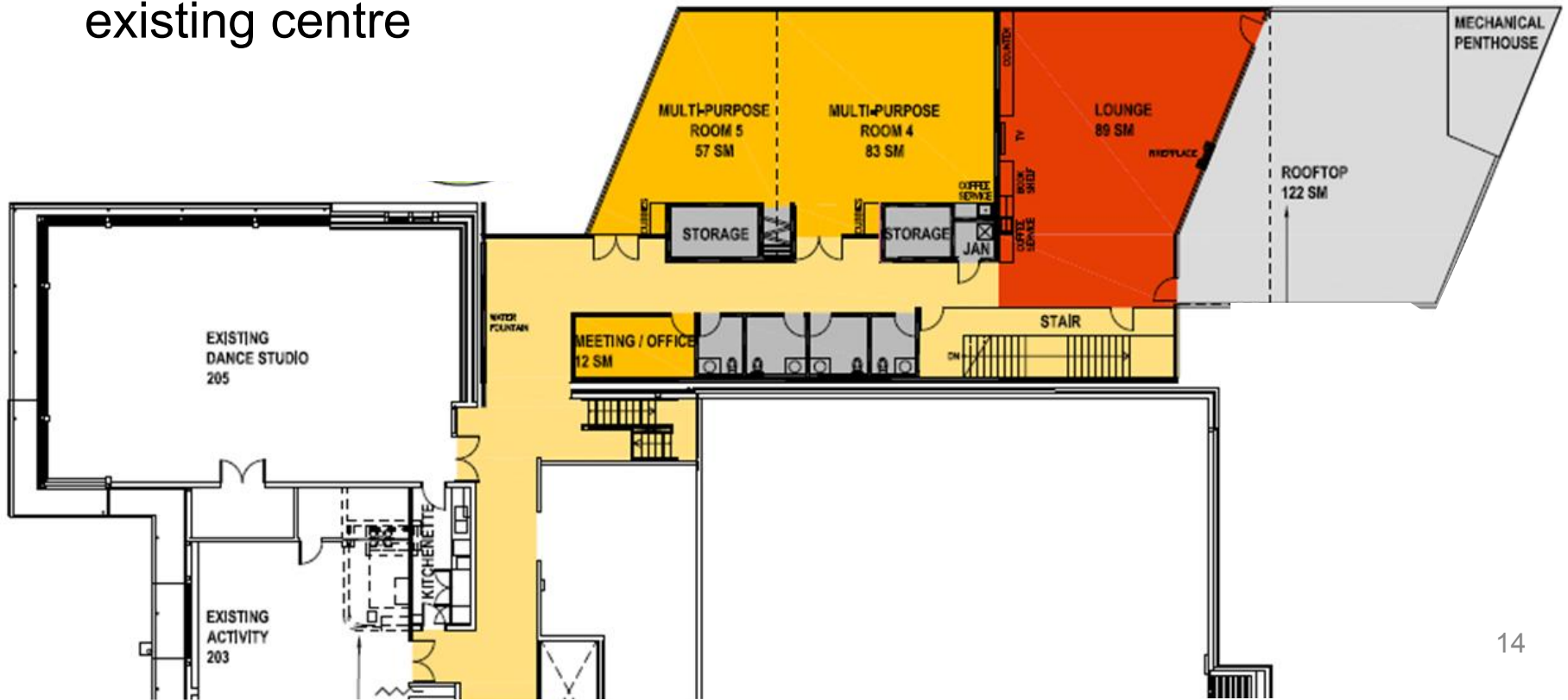
Indicative Design - Lower Floor Plan

- Reception and office area
- Multi-purpose rooms
- Commercial kitchen
- Washrooms
- Storage
- Corridor and staircase
- 2 field washrooms



Indicative Design - Upper Floor Plan

- Multi-purpose rooms
- Lounge
- Meeting room
- Renovated kitchen in existing centre
- Corridor and staircase
- Roof deck
- Washrooms
- Storage



Procurement Process



- **February 2015:** Request For Qualifications for Design-Builder PS20150098 issued:
 - 6 submissions received
 - 3 teams shortlisted:
 - Ventana Construction Corporation and Taylor-Kurtz Architecture + Design
 - DGS Construction Company Ltd. and SHAPE Architecture Inc.
 - Kindred Construction Ltd. and DYS Architecture

- **October 2015:** Request for Proposal for Design-Builder PS20150238 issued:
 - All 3 shortlisted teams submitted proposals
 - Ventana Construction Corporation and Taylor Kurtz Architecture + Design best met the requirements and provided best overall value based on technical and commercial evaluation
- **January 22, 2016:** Bid Committee approved the proposal to enter into a contract with the Ventana/Taylor Kurtz team
- **February 22, 2016:** Report to Park Board for approval
- **February 23, 2016:** Report to Council for final approval

Proposals evaluated on:

Technical requirements:

- Material Non-Compliances
- Satisfied the provisions of the RFP
- Demonstrated understanding of the project and work and capability to perform and deliver the project

Commercial requirements:

- Nominal cost not to exceed ceiling price
- Number of scope reductions to bring cost below ceiling price
- Number of proposed scope increases included in the nominal cost that is below the ceiling price

Recommendation



Recommended Proposal

- Based on the overall evaluation, the proposal submitted by the partnership of Ventana Construction Corporation and Taylor-Kurtz Architecture + Design, best met the requirements and provided best overall value.
- Funding is available from the approved capital budget of \$7.5 million for Killarney Senior Centre.



Proponent Design

North East View



Interior Views



Sustainability Features

The project will achieve LEED Gold certification with a 35% reduction in energy consumption over Vancouver Building Bylaw requirements, and will include the following features:

- Enhanced building envelope
- Operable windows
- LED lighting
- Water efficient plumbing fixtures
- Heat recovery and on-demand control
- Non-mechanical cooling
- Passive natural ventilation
- Rooftop rain water retention
- Light coloured roof to reduce heat island effect
- Specification of environmentally friendly materials and products focussed on durability



Design-Builder's Project Schedule

- Feb 2016 - Design-Build contract in place
- Jun 2016 - Development Permit submission
- Sep 2016 - Building Permit submission
- Jan 2017 - Construction start
- Feb/Mar 2018 - Construction completion
- Mar 31, 2018 - Federal & Provincial completion deadline



THAT the Vancouver Park Board approve the award of a contract with Ventana Construction Company as the Design-Builder for the new Killarney Seniors Centre located in Killarney Park, subject to the following:

- A. THAT this design-build project will last the duration of the project, approximately two (2) years (not including warranty and post construction services), with an estimated contract value of \$5,895,000 (plus GST), to be funded through approved capital budget of \$7.5 million for Killarney Senior Centre (CCS-00064).
- B. FURTHER THAT the contract be on the terms and conditions outlined in this report, and on such other terms and conditions as approved by Council, with Vancouver Park Board, City Manager, Bid Committee, Legal Services, Real Estate and Facilities Management (REFM), and Chief Purchasing Official (CPO) concurrence; and

- C. AND FURTHER THAT upon Council approval of the contract, the General Manager of the Vancouver Park Board be authorized to execute the contract on behalf of the Board, along with the Director of Legal Services, the CPO, and the General Manager of REFM; and

- D. AND FURTHER THAT no legal rights or obligations will be created by the Park Board's adoption of the above Recommendations unless and until such contract is executed by the General Manager of the Vancouver Park Board and authorized signatories of the City as set out in these Recommendations.



VANCOUVER

BOARD OF PARKS
AND RECREATION