



February 12, 2016

**TO:** Park Board Chair and Commissioners  
**FROM:** General Manager - Vancouver Board of Parks and Recreation  
**SUBJECT:** Killarney Seniors Centre Design-Build Contract Award

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## RECOMMENDATION

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.

## POLICY

As per the Vancouver Charter, the Park Board has exclusive jurisdiction and control over park land use in the City of Vancouver, including any structures, programs and activities, fees, and improvements that occur within parks.

Park Board and City of Vancouver Corporate Procurement Policy outlines that contracts with values of \$2,000,000 or greater require approval by City Council, following review and recommendations by the Bid Committee. Concurrence from the Vancouver Park Board, Real Estate and Facilities Management (REFM), Financial Services, Legal Services and the City Manager is required.

The City's Procurement Policy AF-015-01 requires that contracts with values over \$2 million must be approved by Council.

## BACKGROUND

At their meeting of May 4, 2009, the Vancouver Park Board unanimously approved that staff investigate siting options to add approximately 10,000 sq. ft. of program space to the existing Killarney complex in order to accommodate the proposed senior's centre.

The existing Killarney Community Centre complex is located in Killarney Park in south-east Vancouver at 6260 Killarney Street, and consists of three major components:

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

Plans to expand the existing Community Centre include a Seniors Centre of approximately 10,000 square feet on two levels. The Seniors Centre will be added to the north-east corner of the existing Community Centre building.

In September 2014, a bridging consultant team was hired to work with staff and the Killarney Seniors Centre Building Committee to determine design needs. In November 2014, a series of programming meetings were held with the Committee and other community stakeholders. A number of studies were conducted including a traffic study, kitchen study, elevator study, and environmental study. The elevator study confirmed that the existing elevator was sufficient for the needs of the expanded community centre, and that an additional elevator was not required for the Seniors Centre. From February to April 2015, 3 design meetings were held with the Building Committee. The Bridging consultant team produced a fulsome indicative design and specification based on its input, and this design formed the basis for the Design-Build procurement.

The Seniors Centre scope, as determined during the indicative design consultations, includes: multi-purpose/meeting rooms, ground floor commercial kitchen, reception, and office space, storage, washrooms, Senior's lounge with fireplace, interior stair, and a roof deck. In addition, there will be two field washrooms provided accessible from the exterior. A drop-off for HandyDart vehicles will be provided and garbage and recycling areas will be expanded. The existing kitchen on Level 2 of the community centre will be renovated and reduced in area, thereby expanding the multi-purpose space with the existing centre. The area calculations of all program areas are as confirmed in the indicative design process, except that a proportionate increase of 5% to all program areas was included as a scope ladder addition and is being provided by the recommended proponent.

The project is required to achieve LEED Gold certification with a 30% reduction in energy consumption over Vancouver Building Bylaw requirements. Further to this, staff suggested an incremental 5% reduction in energy consumption (35% total) which the recommended proponent has provided as part of its proposal.

In addition to the above, the proponent's design incorporates the following sustainability elements:

- Enhanced building envelope and reduced wall to window ratio

- Operable windows
- LED lighting
- Water-efficient plumbing fixtures
- Energy efficient mechanical enhancements including heat recovery and on-demand control
- Non-mechanical cooling through use of a ground loop piping system
- Passive natural ventilation
- Rooftop rain water retention to reduce load on municipal storm water system
- Light coloured roof to reduce heat island effect
- Centralized storage for collection of recyclable materials
- On-site waste separation throughout construction to divert recyclables from landfill
- Specification of environmentally friendly materials and products
- Specification of materials focussed on durability.

In October 2015, RFP PS20150238 was issued to invited design-build teams prequalified under the previously held Request for Design-Build Qualifications (“RFD-BQ”) PS20150098, to submit proposals for the design and construction of the new Killarney Seniors Centre. The RFP was advertised on the City of Vancouver website, with access limited to the 3 shortlisted vendors, and the work was called in accordance with the terms and condition of the City’s Procurement Policy AF-015-01.

The Bid Committee has considered, and recommended Ventana Construction Corporation as the successful proponent.

## **DISCUSSION**

### **Strategic Analysis**

The RFP was issued in the accordance with City’s Procurement Policy AF-015-01.

Proposals were received from all three (3) shortlisted proponent teams:

1. Ventana Construction Corporation - Taylor-Kurtz Architecture + Design
2. DGS Construction Company Ltd. - SHAPE Architecture Inc.
3. Kindred Construction Ltd. - DYS Architecture

The responses were evaluated through the work of an evaluation team, under the stewardship of Supply Chain Management, to ascertain if the responses offered good overall value to the City and Park Board. Both quantitative and qualitative factors were evaluated.

The criteria considered in the overall evaluation process included:

#### **A. Technical Proposal**

This section was evaluated on whether or not the technical proposal:

- a. contained any Material Non-Compliances;
- b. satisfied the provisions of the RFP including the requirements set out in the Statement of Requirements (SOR) and the Design-Build (DB) Agreement; and

- c. demonstrated, to the satisfaction of the City, that the proponent is capable of performing the obligations and responsibilities of the Design-Builder and delivering the project in accordance with the DB Agreement, and that the proponent has a good understanding of the project and the work.

## **B. Commercial Proposal**

This section was evaluated on the:

- a. nominal cost of the proposal must not exceed the ceiling price of \$5,900,000;
- b. number of scope ladder deletions used to bring the nominal cost below the ceiling price;
- c. number of scope ladder additions proposed to include additional value items within the nominal cost that is below the ceiling price.

Based on the overall evaluation, the team concluded that the proposal submitted by the partnership of Ventana Construction Corporation and Taylor-Kurtz Architecture + Design, best met the City's requirements and provided best overall value to the City.

## **Financial Implications**

Finance has reviewed and confirmed that funding is available from the approved capital budget of \$7.5 million for Killarney Senior Centre (CCS- 00064). As a result of the RFP, the City is able to achieve cost certainty for the proposed 2-year contract term.

## **Legal**

The City's Procurement Policy requires that all contracts that have been awarded by Bid Committee plus Council will be signed by the Director of Legal Services.

## **SUMMARY**

The Bid Committee and staff have considered the responses received and recommend that subject to successful negotiations and the terms outlined in this report, 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.

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