



Date: July 9, 2010 (Revised)

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

---

## RECOMMENDATION

- A. THAT, subject to Recommendations B, C and D, the Board enter into a contract with CAP Ventures Ltd. in the amount of \$1,126,500.00, plus HST, for the Grandview 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.*
- E. THAT the Board approve a funding allocation of \$500,000 in the Jericho/Memorial South RinC budget for the Grandview Fieldhouse project.*

## 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

Grandview Park is a .89 hectare park on the east side of Vancouver, bounded by Charles Street, Cotton Drive, Williams Street and Commercial Drive.

In December 2007, Park Board staff met with a group of residents from the area that were advocating for improvements to Grandview Park. The group followed up by submitting a presentation to the Board.

The current 2009-2011 capital plan had identified the need for upgrades to Grandview Park. Funding for this project was approved on September 29, 2008 from the 2009 to 2011 Capital Plan. The total amount of Capital Plan funding was \$1,000,000.00. Further funding of \$500,000.00 was obtained from the Federal and Provincial Governments through the Recreation Infrastructure Canada (RInC) grant program. The total budget for the project is \$1,500,000.00.

As part of the public process for the park upgrade, residents of the area and community organizations were invited to provide input at an Open House held June 2009. A subsequent Open House was held in the park in October of 2009. Both meetings were well attended and 140 questionnaires were returned that provided input into desired improvements.

The preferred plan was approved by the Board on February 1, 2010. (See appendix A)

The Vancouver Board of Parks and Recreation has \$1,380,00.00 allocated for the construction of this project, including provision for owner supplied items (playground equipment) a 10% contingency and 1.75% non-refundable HST reserve.

## DISCUSSION

The project was tendered on June 11<sup>th</sup>, 2010 and closed on June 29<sup>th</sup>, 2010. Two contractors submitted bids. On June 29<sup>th</sup>, 2010 the two bids were opened in public – 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> <small>(includes selected separate and alternate priced items included in bid)</small>
CAP Ventures Ltd.	\$1,420,000	\$1,126,500.00
Canadian Lawn Care Services Ltd.	\$1,795,568	N/A

As a result of market forces, only two bids were received, both of which exceed available funding. Staff have gone through the bids and by refining the scope of work, have been able to reduce the overage by approximately \$293,500. These reductions in the contract price have been achieved without compromising over all design of this park upgrade. Scope reductions affected several aspects of this project including area and type of paving, size of planting areas, playground and water play feature. In addition, staff proposes to separately fund and tender the construction of the washroom with a new budget of \$500,000.

The field house tender will be out to bid during the summer with a late summer construction start. The field house budget is to be funded by savings from the other RinC project, the synthetic fields at Jericho and Memorial South. These two projects have experienced low bids and with anticipated cost savings of over \$1.0 million in value. Staff recommend that \$500,000 be transferred from the savings in synthetic field account to the Grandview Field house project. Staff has reviewed this approach with the Federal Government and they concur with this approach.

## **SUMMARY**

Staff recommend that Grandview Park Upgrade be awarded to the low bidder, CAP Ventures Ltd. for the sum of **\$1,126,500.00**.

Funds are available for this amount from the 2009-11 Capital Plan and the RinC grant program.

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

