



To: Parks, Recreation and Cultural Services  
Committee

Date: September 18, 2003

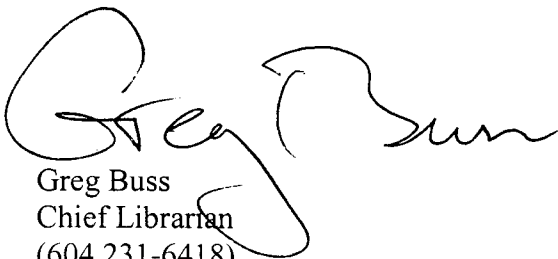
From: Greg Buss  
Chief Librarian

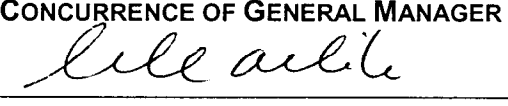
File: 2052-20-LERB

Re: Award of Contract T.1557 – Cambie Branch Library Tenant Improvements

**Staff Recommendation:**

That the report recommending award of Contract T.1557 – Cambie Branch Library Tenant Improvements for the new branch library in the leased premises at Unit 150, 11590 Cambie Road to the lowest bidder, Parkwood Construction Ltd., be approved.

  
Greg Buss  
Chief Librarian  
(604.231-6418)

FOR ORIGINATING DIVISION USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Facility Management .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

**Staff Report**

**Origin**

This project is part of the 2003 Capital Program as approved by Council.

**Background**

The total project includes the tenant improvements to the leased premises at Unit 150, 11590 Cambie Road, renovations to Brighthouse Library in order to achieve operating efficiencies, and library equipment. The total approved funding available for all three of these components is \$1,100,000.

Tender Results

This tender, T.1557 was for the Cambie Branch Tenant Improvements component.

The City received seven (7) tenders for this project, and these were reviewed by staff. Tenders were as follows:

TENDERER	TENDERED AMOUNT	LESS SEPARATE PRICES	PROPOSED CONTRACT VALUE
Parkwood Construction Ltd	\$422,671	\$ (53,102)	\$369,000
CDC Construction Ltd.	\$428,971	\$ (35,530)	\$393,441
Bynett Construction Services Ltd	\$449,964	\$ (50,460)	\$399,504
PCM Construction Ltd.	\$461,858	not submitted	\$461,858
Norson Construction Ltd	\$465,985	\$ (51,986)	\$413,999
Dominion Fairmile Construction Ltd	\$498,000	\$ (38,750)	\$459,250
Heron Construction & Millwork Ltd	\$530,170	\$ (46,183)	\$483,987

**Analysis**

The low bid submitted by Parkwood Construction was evaluated by the project team. The firm has had experience in many projects of similar type and size. The superintendent is ready and available for this project on a full-time basis. It is anticipated that the project will take 8 to 10 weeks following award of Contract. It is anticipated that the branch will be open to the public in late 2003.

The tender amounts and various separate prices were evaluated adjusting the proposed contract amount as shown in the table above.

The low bid received from Parkwood Construction in the amount of \$369,569 is within the total project funding available.

September 18, 2003

The balance of project funding available will accomplish the planned renovations to Brighthouse Library in order to achieve the operating efficiencies which will offset the Cambie Branch Library operating costs.

**Financial Impact**

There is no financial impact as the tender results fall within the total project funding available.

Funding details are shown in the following table:

Capital Funding	Brighthouse	Cambie	Total
Library Reserve			\$ 775,000
Community Donations			\$ 150,000
Capital Reserve			\$ 175,000
TOTAL			\$ 1,100,000
Operating Budget			
	\$ (85,000)	\$ 306,500	\$ 221,500

**Conclusion**

It is recommended to award the contract T.1557 to Parkwood Construction in the amount of \$369,569 including GST.



Mary Brunet, MAIBC  
Project Manager  
(1267)

MB/cmm