



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Community Services Committee

DATE: December 6, 2000

FROM: Jeff Day, P. Eng.
Director, Engineering

FILE: 2050-01

**RE: London/Steveston Park & Palmer/Garden City Park Fieldhouse Facility-
Award of Contract**

STAFF RECOMMENDATION

It is recommended that:

1. A second floor caretaker suite be included in the proposed Palmer/Garden City Park field house; and
2. An additional female washroom cubicle, funded by the Richmond Girls Softball Association, be included in the London/Steveston Park field house; and
3. The contract for the construction of the two field house facilities at London/Steveston Park and Palmer/Garden City Park be awarded to Bynett Construction Services Ltd. for the sum of \$699,300, plus GST.

Jeff Day, P. Eng.
Director, Engineering

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ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Parks Maintenance..... Y ☒ N ☐
Budget..... Y ☒ N ☐

STAFF REPORT

ORIGIN

Construction of the two field house facilities located at London/Steveston Park and Palmer/Garden City Park areas included in the 1999 Capital Program.

BACKGROUND

Both London/Steveston Park and Palmer/Garden City Park are extensively utilized by Richmond sport groups for baseball, softball and soccer. As part of the Parks Department master plan, Council supported the development of washroom/field house facilities at these facilities.

In June 2000, Council approved the recommendations of staff in two reports outlining the design concepts and funding of the proposed facilities. Subsequent to these reports, the Richmond Girls Softball Association approached staff with a request to add an additional washroom, at their cost of \$3,000, to the London/Steveston Park facility.

In addition, during development of the 2001 draft Capital Budget, Parks Department staff identified the completion of the caretaker suite at Palmer/Garden City Park. In anticipation of possible cost savings, staff combined the two projects into one contract and included the additional requested scope of work as optional items.

ANALYSIS

Ten general contractors were pre-qualified and invited to participate in the process. At the tender opening conducted in Council chambers on Monday, December 4, 2000, bids were received from seven contractors, with the following results:

Bynett Construction Services Ltd.	\$699,300 plus GST
PAX Construction Ltd.	\$741,345 plus GST
Mar-Will Construction Ltd.	\$746,337 plus GST
Makam Construction Ltd	\$747,570 plus GST
KDS Construction Ltd.	\$779,879 plus GST
MGM Construction Ltd.	\$841,121 plus GST
KEDCO Constructors Ltd.	\$858,391 plus GST

The tender results reflect the cost of construction and servicing for both facilities including the Palmer/Garden City Park caretaker suite proposed in the draft 2001 capital budget and an additional female cubicle for London/Steveston Park.

Based on the overall analysis conducted by staff following the tender, the low bid submitted by Bynett Construction Services is recommended. The project duration based on a January start up is estimated at 15 weeks and would be complete by mid April.

FINANCIAL IMPACTRequired Funding

Bynett Construction Services Tendered Price	\$699,300
Consultants	\$ 42,810
City Fees Permits Overhead and Taxes	\$ 82,672
Contingency	<u>\$ 35,218</u>
Project Total	\$860,000

Source of Funding

Bylaw 99- 6991 (account # 45909) London/Steveston Park	\$497,200
Bylaw 99- 6991 (account # 45957) Palmer/Garden City Park	\$348,500
Community Group Contribution	<u>\$ 23,000</u>
Funding Total	\$868,700

DISCUSSION

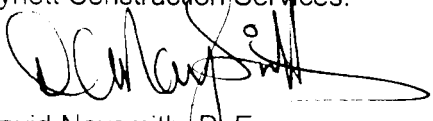
Richmond Boys Fastball Association have indicated to Council and staff their willingness to contribute up to \$20,000 through cash, and construction material for the Palmer/Garden City Park facility. In addition, the Richmond Girls Softball Association have requested staff and Council to add an additional ladies toilet cubicle to the London/Steveston Park facility at their cost of \$3,000.

As anticipated, by combining the two projects into one contract and including the options of the caretaker suite and washroom cubicle, the City has realized a significant cost saving that would allow the additional scope of work requested in both facilities to proceed within the previously approved budget and the funding provided by the Community Groups.

Alternatively, a reduction in the proposed contract of approximately \$27,000 can be realized if the caretaker suite at Palmer/Garden City Park is not included, however, the estimated cost to complete the caretaker suite in the future would exceed \$42,000.

CONCLUSION

Staff are satisfied that Bynett Construction Services have the skills and ability to successfully complete the proposed projects in a timely manner. Bynett Construction Services have undertaken previous projects on behalf of the City and recently completed the renovations for the RCMP accommodation at the Interim City Hall. Staff therefore recommends the combined London/Steveston Park and Palmer/Garden City Park field house facility projects be awarded to Bynett Construction Services.


David Naysmith, P. Eng.
Manager, Facilities Planning & Construction

DN:cmm