

RE: RIVERWAY SPORTS COMPLEX - WASHROOM/CHANGEROOM ADDITION  
MUNICIPAL MANAGER'S RECOMMENDATION:

ITEM	21
MANAGER'S REPORT NO.	77
COUNCIL MEETING	88/12/12

1. THAT the recommendation of the Director Recreation & Cultural Services be adopted.

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1988 DECEMBER 08

TO : MUNICIPAL MANAGER  
FROM : DIRECTOR RECREATION & CULTURAL SERVICES  
RE : **RIVERWAY SPORTS COMPLEX - WASHROOM/CHANGEROOM ADDITION**  
PURPOSE: The purpose of this report is to obtain Council authority to execute a contract for the construction of the Riverway Sports Complex fieldhouse #2.

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RECOMMENDATION:

1. THAT a contract be executed with Brown & Father Contractors Ltd. at a cost of \$281,000 for the construction of the Riverway Sports Complex fieldhouse #2.

REPORT

The attached report was received by the Parks & Recreation Commission at its meeting of 1988 December 07.

The Commission approved the following recommendations of the report:

- "1. THAT a contract be executed with Brown & Father Contractors Ltd. at a cost of \$281,000 for the construction of the Riverway Sports Complex fieldhouse #2.
2. THAT the project budget shortfall of \$58,000 be funded from the \$85,000 Lottery Fund Grant received for this project.
3. THAT Council be requested to concur."



DENNIS GAUNT  
DIRECTOR RECREATION &  
CULTURAL SERVICES

PAL:ps  
Attach.

cc: Director Engineering  
Director Planning & Building Inspection  
Director Finance  
Municipal Solicitor  
Purchasing Agent  
Chief Building Inspector

RE: RIVERWAY SPORTS COMPLEX WASHROOM/CHANGEROOM ADDITION

ITEM	21
MANAGER'S REPORT NO.	7/7
COUNCIL MEETING	88/12/12

RECOMMENDATIONS:

1. THAT a contract be executed with Brown & Father Contractors Ltd. at a cost of \$281,000 for the construction of the Riverway Sports Complex fieldhouse #2.
2. THAT the project budget shortfall of \$58,000 be funded from the \$85,000 Lottery Fund Grant received for this project.
3. THAT Council be requested to concur.

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REPORT

The Riverway Sports Complex fieldhouse #2 project has been tendered and the bids received. Bids were received for the basic fieldhouse, which is a replica of the existing fieldhouse, and for an alternative which includes a concession area.

It is recommended that only the basic facility be constructed. The concession feature is costly and we have a very tight budget. Also, the need for a full concession is not required in the near future as the user groups are dependent on revenues generated by their operation of the small, existing concession. The proposed concession was to be equipped and operated as a revenue generator for the department. This option could be pursued in the future, if desired. An addition could be made to the facility.

Tenders were received 1988 October 20. Attached is the recommendation of the Municipal Project Coordination Committee to award the contract for construction to Brown & Father Contractors Ltd. at a price of \$281,000.

The Commission approved the expenditure of \$256,000 for this project on 1988 July 06. Council adopted Bylaw No. 9039, which appropriated funds from Capital Reserves to finance various Parks projects included in the Commission's 1988 C.I.P. The tentative budget, as detailed on the attached report, is \$304,000. The recommended total project budget is \$304,000, plus a general contingency of \$5,000 and landscape allowance of \$5,000. The total project budget is \$314,000.

The Commission has received a lottery grant of one-third of the actual project cost, to a maximum of \$85,300. Given a final project cost of approximately \$314,000, we will receive an \$85,000 grant. It is recommended that the shortfall between the \$256,000 and \$314,000, or \$58,000, be covered by the grant, and that the project proceed on this basis.

The Director Finance concurs with the use of the grant funds for the project and that interim funding will be provided from capital contingency funds which will be reimbursed upon receipt of the grant funds.

It is anticipated that the work on this project will proceed within the next three weeks and that the facility will be completed by May 1989.

Plans of the facility will be displayed at the meeting.

**THE CORPORATION OF THE DISTRICT OF BURNABY**

TO: Mr. Dennis Gaunt  
 DIRECTOR RECREATION  
 & CULTURAL SERVICES

FROM: Mr. E.E. Olson, CHAIRMAN  
 MAJOR CIVIC BUILDING PROJECT  
 CO-ORDINATION COMMITTEE

SUBJECT: RIVERWAY SPORTS COMPLEX  
 CHANGE ROOM #2 - 1988

1988 November 22

RECEIVED IN  
 ITEM  
 MANAGER'S REPORT NO. 21  
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*D.E. Olson*

At its meeting of 1988 July 11, Council adopted Bylaw No. 9039 which appropriated funds from Capital Reserves to finance various Parks projects included in the 1988 Capital Budget. Included in the bylaw is the sum of \$256,000 allocated for the construction of additional change room facilities at the Riverway Sports Complex to be completed in the spring of 1989.

Staff concluded that the needs could best be met through the construction of a duplicate of the existing 2,650 square foot change room which had been designed and constructed in 1977. Howard/Yano Architects, designers of the original change room, were subsequently retained to provide architectural services for the project which included the design of additional concession space as an alternate for consideration and possible inclusion should funds be available.

Following completion of the project documentation and the calling of public tenders, the Municipal Purchasing Agent received bids from eight interested contractors on 1988 October 20 as follows:

<u>Contractor</u>	<u>Basic Tender</u>	<u>Alternate 'A'</u> Add Conc. Rm #2 & W.C. Rm #4 EXTRA to be:
1. Brown & Father Contractors Ltd.	\$281,000	\$29,000
2. Mi-Dan Construction Ltd.	287,000	30,500
3. Key Engineering Ltd.	289,900	33,900
4. Olivit Construction	303,455	35,215
5. N.B. Management	304,551	36,612
6. Homar Construction	329,860	27,900
7. Danwood Construction	336,694	35,000
8. R.K.M. Construction	346,000	33,000

Upon opening the tenders, it was found that none of the bidders had completed the Fair Wages Schedule included in the tender documents. Since the tender documents did not specifically state that failure to complete the Fair Wages Schedule would result in rejection of tenders, and since none of the tenders received included the completed Fair Wages Schedule, staff decided to ask the three lowest bidders to provide the completed schedule. All three complied and now meet the requirements of the tender documents. Standard CCDC2 contract documents utilized by the Corporation for building construction contracts have now been changed to make it abundantly clear that any and all tenders not having a completed Fair Wages Schedule will be rejected.

The Architect (Howard/Yano) checked out the references of the three lowest bidders. Three qualified but reasonable references and one negative one (related to a difficult project) were received on the lowest bidder, Brown and Father Contractors Ltd. Inasmuch as the references received on the second and third lowest bidders were of approximately the same tenor and quality as those of the lowest bidder, the Architect advised:

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"As there is no demonstrable lack of competence on the part of Brown and Father, it would appear fair and reasonable as a public process to award the contract to them as the low bidder. Such award is thus recommended."

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The Parks & Recreation Department is requesting the allocation of a B.C. Lottery Fund Grant of \$85,000 received for this project in order to provide additional funds so that the change rooms without the additional concession space will be available for use in early 1989.

With the understanding that the necessary funds are to be made available, the Project Co-Ordination Committee herewith recommends acceptance of the low bid of \$281,000 submitted by Brown & Father Contractors Ltd., 12897 - 108th Avenue, Surrey, B.C. V3T 2A7

A revised tentative budget is as follows:

(1) Construction Contract	\$281,000 (Including a \$5000 Contingency)
(2) Basic Design Fee	14,000
(3) Design Fees for Alternate A (Concession Area)	2,862
(4) Disbursements	2,000
(5) Soils Investigation and Supervision	3,000
(6) Miscellaneous	1,138
(7) Landscaping	5,000
(8) General Contingency	<u>5,000</u>
	\$314,000

  
E.E. OLSON, CHAIRMAN  
MAJOR CIVIC BUILDING PROJECT  
CO-ORDINATION COMMITTEE

  
A.L. PARR, DIRECTOR PLANNING  
AND BUILDING INSPECTION

  
D. GAUNT, DIRECTOR  
RECREATION & CULTURAL SERVICES

FRM:1m

C.C. DIRECTOR FINANCE  
PURCHASING AGENT  
MUNICIPAL SOLICITOR  
CHIEF BUILDING INSPECTOR