
TO: CITY MANAGER **DATE:** 2006 May 23

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: **AWARD OF CONTRACT FOR RENOVATIONS TO THE BONSOR
RECREATION COMPLEX (PHASE 2)**

PURPOSE: To award a contract for renovations to the Bonsor Recreation Complex (Phase 2)

RECOMMENDATIONS:

1. **THAT** Council approve the award of a construction contract to Novacom Construction Ltd. in the amount of \$943,568.80 (inclusive of GST @ 7%) for renovations to the Bonsor Recreation Complex.
2. **THAT** a copy of this report be forwarded to the Parks, Recreation and Cultural Services Commission for information purposes.

REPORT**Background:**

In 2003, Cornerstone Planning Group and Hotson Bakker Architects worked with staff to analyze and evaluate Bonsor Recreation Complex's service demands, space constraints and opportunities, and the condition and longevity of the physical plant systems. The general conclusion of the analysis was that Bonsor Recreation Complex has many service areas that have high demands and are limited by the constraints of the facility.

In 2003 August, an expenditure was approved for the design of enhanced fitness facilities and equipment in the former restaurant space on the main floor, and renovation to the existing weight room on the lower floor, including reception area. These renovations were completed in October of 2004.

In August of 2005, Council authorized staff to proceed with Phase 2 of the Bonsor Renovations which is the subject of this report. This phase includes the conversion of two under utilized racquet courts into an 1,800 sq. ft. multi-purpose space on the lower floor and an 1,800 sq. ft. yoga / pilates studio on the main floor.

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Tenders:

A tender call for the Bonsor Recreation Complex Renovation Project was released to pre-qualified General Contractors on 2006 April 19, and closed on 2006 May 17. A total of five tenders for this contract were received by the Purchasing Manager and were opened by staff in the presence of representatives of the firms bidding. The tenders received are as follows:

Novacom Construction Ltd.	\$ 943,568.80
Ledcor Group of Companies	\$ 971,561.00
Bynett Construction Services Ltd.	\$1,012,220.00
CDC Construction Ltd.	\$1,082,623.00
Holaco Construction (1997) Ltd.	\$1,712,000.00

(Note: These amounts are inclusive of GST at 7%).

Reference checks undertaken on Novacom Construction Ltd. during the prequalification process were favourable and complimentary, with respect to the company's overall approach and management skills. Novacom has completed numerous other projects of this tender value and greater.

The Project Manager has evaluated these tenders and is of the opinion that they are competitive and reflective of current market conditions. The tender is within the approved construction budget for this project. Funding for this renovation project is available in an existing work order previously approved by Council and is identified in the 2006 Provisional Financial Plan.

In this regard, staff recommend that Council award a construction contract in the amount of \$943,568.80 (inclusive of GST @ 7%) to Novacom Construction Ltd., for Phase 2 of the Bonsor Recreation Complex Renovation Project.



W.C. Sinclair, Chair
Major Civic Building Project Coordination
Committee



J.S. Belhouse, Director Planning & Building



for K. Friars, Director Parks, Recreation
& Cultural Services

TA:mdw
h:/.../CclReports/BonsorPhase2Tender.doc
cc: Director Finance
City Solicitor
Purchasing Manager