



ADMINISTRATIVE REPORT

Report Date: January 15, 2016
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Meeting Date: February 24, 2016

TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Real Estate and Facilities Management, General Manager of Vancouver Board of Parks and Recreation and Chief Purchasing Official

SUBJECT: Contract Award for the Design-Build of the Killarney Seniors Centre

RECOMMENDATION

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Real Estate and Facilities Management, City's General Manager of Vancouver Board of Parks and Recreation, City's Director of Legal Services and the City's Chief Purchasing Official and enter into a contract with Ventana Construction Company as the Design-Builder for the Killarney Seniors Centre design-build project for a term that will last the duration of the project (approximately two (2) years, not including warranty and post construction services) with an estimated contract value of \$5,895,000.00, plus GST, to be funded through approved capital budget of \$7.5 million for Killarney Senior Centre (CCS- 00064).
- B. THAT the Director of Legal Services, Chief Purchasing Official, General Manager of Real Estate and Facilities Management and General Manager of Vancouver Board of Parks and Recreation be authorized to execute on behalf of the City the contract contemplated by Recommendation A.
- C. THAT no legal rights or obligations will be created by Council's adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these Recommendations.

REPORT SUMMARY

The City issued an RFP PS20150238 in October 2015 for invited design-build teams prequalified under the previously held Request for Design-Build Qualifications ("RFD-BQ") PS20150098, to submit proposals for the design and construction of the new Killarney Seniors Centre. The RFP was advertised on the City of Vancouver website, with access limited to the 3 shortlisted vendors, and the work was called in accordance with the terms and condition of the City's Procurement Policy AF-015-01. City staff on the RFP evaluation committee and, subsequently, the Bid Committee, have considered the responses received, and on that basis recommend that the City

negotiate and if such negotiations are successful enter into a contract as described above with Ventana Construction Corporation.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The City's Procurement Policy AF-015-01 requires that contracts with values over \$2 million must be approved by Council following review and recommendations by the Bid Committee. The Bid Committee has considered, and recommended Ventana Construction Corporation as the successful proponent.

REPORT

Background/Context

The existing Killarney Community Centre complex is located in Killarney Park in south-east Vancouver at 6260 Killarney Street, and consists of three major components:

- (a) The Community Centre designed by Henriquez Partners Architects in 1997, which includes a gymnasium, multipurpose rooms, and a community kitchen;
- (b) The Community Pool, designed by Hughes Condon Marler: Architects, and opened in 2006; and
- (c) The Ice Rink, designed by Acton Ostry Architects, which was completed as a practice venue for the 2010 Olympics.

The City plans to expand the existing Community Centre to include a Seniors Centre of approximately 10,000 square feet on two levels. The Seniors Centre will be added to the north-east corner of the existing Community Centre building.

In September 2014, a bridging consultant team was hired to work with staff and the Killarney Seniors Centre Building Committee to determine design needs. In November 2014, a series of programming meetings were held with community stakeholders and the Building Committee, as follows:

1. **Stakeholder Meetings** - COV and Parks held 4 stakeholder meetings in Nov. 2014, led by the bridging consultant, on the following dates:
 - **Nov. 13/14** - Start up meeting with Killarney Seniors Centre Building Committee held at Champlain Community Centre
 - **Nov. 20/14** - Meeting held at Killarney Community Centre included 10 representatives from Killarney Community Seniors Association, Champlain Heights Community Centre Association (CHCA) and Building Committee representatives
 - **Nov. 24/14** - Meeting held with 20 members of the Southeast Vancouver Seniors' Art & Cultural Society
 - **Nov. 27/14** - Meeting held at Champlain Heights Library included members from:
 - Moberly Arts & Health Project (Sunset CC) Clarendon Court
 - Collingwood Community Policing Station Collingwood Neighbourhood House
 - Fraser Service Centre Senior's Advisory Committee
 - Shannon Oaks Retirement Living South Vancouver Neighbourhood House
 - Southview Heights Assisted Living Vancouver Coastal Health
 - Vancouver Public Library - Fraserview Branch Killarney Community Centre Association
 - Southeast Vancouver Seniors Arts & Cultural Centre Soc.

Members of the Building Committee were present at all the meetings. Participants were asked to provide feedback on “A Day in the Life of a Seniors Centre”. The bridging consultant sketched and recorded all responses. From these sessions, a desired program and building qualities emerged.

2. Building Committee Meetings - COV and Parks met with the Building Committee on Feb. 18 and April 30 2015 to finalize the program and indicative floor plans

Further, a number of studies were conducted including a traffic study, kitchen study, elevator study and environmental study. The elevator study confirmed that the existing elevator was sufficient for the needs of the expanded community centre, and that an additional elevator was not required for the Seniors Centre. The Bridging consultant team produced a fulsome indicative design and specification based on its input, and this design formed the basis for the Design-Build procurement.

The Seniors Centre scope, as determined during the indicative design consultations, includes: multi-purpose/meeting rooms, ground floor commercial kitchen, reception and office space, storage, washrooms, Senior’s lounge with fireplace, interior stair, and a roof deck. In addition, there will be two field washrooms provided accessible from the exterior. A drop off for HandyDart vehicles will be provided and garbage and recycling areas will be expanded. The existing kitchen on Level 2 of the community centre will be renovated and reduced in area, thereby expanding the multi-purpose space with the existing centre. The area calculations of all program areas are as confirmed in the indicative design process, except that a proportionate increase of 5% to all program areas was included as a scope ladder addition and is being provided by the recommended proponent.

The project is required to achieve LEED Gold certification with a 30% reduction in energy consumption over Vancouver Building Bylaw requirements. Further to this, the City suggested an incremental 5% reduction in energy consumption (35% total) which the recommended proponent has provided as part of its proposal.

In addition to the above, the proponent’s design incorporates the following sustainability elements:

- Enhanced building envelope and reduced wall to window ratio
- Operable windows
- LED lighting
- Water-efficient plumbing fixtures
- Energy efficient mechanical enhancements including heat recovery and on-demand control
- Non-mechanical cooling through use of a ground loop piping system
- Passive natural ventilation
- Rooftop rain water retention to reduce load on municipal storm water system
- Light coloured roof to reduce heat island effect
- Centralized storage for collection of recyclable materials
- On-site waste separation throughout construction to divert recyclables from landfill
- Specification of environmentally friendly materials and products
- Specification of materials focussed on durability.

Strategic Analysis

The RFP was issued in the accordance with City's Procurement Policy AF-015-01.

The City received proposals from all three (3) shortlisted proponent teams:

1. Ventana Construction Corporation - Taylor-Kurtz Architecture + Design
2. DGS Construction Company Ltd. - SHAPE Architecture Inc.
3. Kindred Construction Ltd. - DYS Architecture

The responses were evaluated through the work of an evaluation team comprised of representatives from Real Estate and Facilities Management and team members of the Bridging Consultant, Carscadden Stokes McDonald Architects Inc., under the stewardship of Supply Chain Management to ascertain if the responses offered good overall value to the City. Both quantitative and qualitative factors were evaluated.

The criteria considered in the overall evaluation process included:

A. Technical Proposal:

This section was evaluated on whether or not the technical proposal:

- a. contained any Material Non-Compliances;
- b. satisfied the provisions of the RFP including the requirements set out in the Statement of Requirements (SOR) and the Design-Build (DB) Agreement; and
- c. demonstrated, to the satisfaction of the City, that the proponent is capable of performing the obligations and responsibilities of the Design-Builder and delivering the project in accordance with the DB Agreement, and that the proponent has a good understanding of the project and the work.

B. Commercial Proposal

This section was evaluated on the:

- a. nominal cost of the proposal must not exceed the ceiling price of \$5,900,000;
- b. number of scope ladder deletions used to bring the nominal cost below the ceiling price;
- c. number of scope ladder additions proposed to include additional value items within the nominal cost that is below the ceiling price.

Based on the overall evaluation, the team concluded that the proposal submitted by the partnership of Ventana Construction Corporation and Taylor-Kurtz Architecture + Design, best met the City's requirements and provided best overall value to the City.

Financial Implications

Finance has reviewed and confirmed that funding is available from the approved capital budget of \$7.5 million for Killarney Senior Centre (CCS- 00064). As a result of the RFP, the City is able to achieve cost certainty for the proposed 2-year contract term.

Legal

The City's Procurement Policy requires that all contracts that have been awarded by Bid Committee plus Council will be signed by the Director of Legal Services.

CONCLUSION

In summary, City staff recommends that the City of Vancouver negotiate and enter into a contract with Ventana Construction Corporation for design-build services for the Killarney Seniors Centre.

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