



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: April 15, 2008
Author: Nataalka Lubiw
Phone No.: 604.871.6329
RTS No.: 7275
VanRIMS No.: 03-1200-30
Meeting Date: April 29, 2008

TO: Vancouver City Council

FROM: The Director, Facilities Design and Management in consultation with the Chief Constable, Vancouver Police Department

SUBJECT: Award of Construction Contract for the Vancouver Police Department Force Options Training Centre at 2010 Glen Drive

RECOMMENDATION

- A. THAT, Council approve entering into an agreement with DGS Construction Company Ltd. ("DGS") for construction of the Vancouver Police Department Force Options Training Centre (the "FOTC") for a value of \$17,695,000 (plus applicable taxes), with the source of funding to be the previously approved FOTC Capital Budget.
- B. THAT, Council approve entering into agreements considered appropriate by the Director of Legal Services with BC Transit, as the owner of a right of way running through the development site, and the Greater Vancouver Transportation Authority (TransLink) as the operator of the Sky Train service within that right of way, to permit the construction of the FOTC, noting that such agreements will include the granting of indemnities to BC Transit, TransLink and other users of the right of way.
- C. THAT, no legal rights or obligations will be created by Council's approval of these Recommendations and no funds are to be expended or services to be performed in respect of the matters contemplated by Recommendations A and B unless and until all legal documentation required by the Director of Legal Services has been executed and delivered by the Director of Legal Services on terms and conditions satisfactory to her.

GENERAL MANAGER'S COMMENTS

The General Manager of Business Planning and Services and the Chief Constable of the Vancouver Police Department RECOMMEND approval of the foregoing.

COUNCIL POLICY

- Council approval is required for the award of any construction contract with a value over \$300,000.
- Contracts are to be awarded on the basis of best value for the City.
- Council approval is required before the City can agree to grant the indemnity requested by BC Transit and TransLink.

PURPOSE

The Director of Facilities Design & Management is requesting approval for the award of a construction contract for the FOTC, and related agreements required in respect of a registered right of way in favour of BC Transit, as set out in this report.

BACKGROUND

In March 2006, Vancouver City Council approved the appointment of DGBK Architects ("DGBK") as prime consultants for the FOTC, and authorized DGBK to retain structural, mechanical, electrical, civil and landscape consultants.

In April 2007, Council authorized the Director of Facilities Design & Management, with DGBK as prime consultant, to complete the design and construction of the FOTC at a project cost estimated at \$26.0 million, to be funded from the 2005 (\$9.0 million) and 2007 (\$17.0 million) Capital Budgets.

THE STATUTORY RIGHT OF WAY

Before the City was the owner of the lands where the FOTC is proposed to be built, a right of way in favour of BC Transit was registered against title. A small corner portion of the planned Force Options Training Centre building will be within that right of way area. TransLink operates a Sky Train service within that right of way. BC Transit and TransLink have agreed to relinquish a portion of the right of way area to accommodate the FOTC. However, an access roadway and some parking spaces that will be constructed for the benefit and use of the FOTC, will be within the remaining area of the right of way. BC Transit and TransLink have also agreed to permit this use in the right of way area, but ask that the City indemnify them and other users of the right of way area for losses suffered as a result. Staff believe that such a requirement is reasonable in the circumstances.

DISCUSSION

From an open invitation to general contractors to submit requests for prequalification dated November 19, 2007, six proponents were prequalified and invited to submit tenders for the Project. At the closing of the ensuing formal tender process on April 11, 2008, five bids were received. The bids are summarized as follows:

Bidder	Tender Price (exclusive of GST)
DGS Construction	\$17,695,000
Double V Construction	\$18,578,000
Bird Construction	\$18,847,000
Yellowridge Construction	\$19,975,000
Smith Bros. & Wilson	\$21,174,000

The lowest bid, from DGS, was reviewed by staff and by DGBK and found to be complete and in good order. On the basis of best overall value to the City, staff recommend entering into an agreement with DGS for construction of the FOTC for a value of \$17,695,000 (plus applicable taxes).

All proponents have been advised of these recommendations.

FINANCIAL IMPLICATIONS

Source of funds for construction of the FOTC by DGS for a value of \$17,695,000 (plus applicable taxes) will be the previously approved FOTC Capital Budget (per RTS No. 6683).

CONCLUSION

Following an open call for prequalification and a subsequent invitation to tender, five bids were received and analyzed by staff from Facilities Design & Management and DGBK (Architects). The Director of Facilities Design & Management recommends entering into an agreement with DGS, the lowest bidder, for construction of the FOTC, with funding to be provided from the previously approved project budget (per RTS No. 06683). The Director of Facilities Design & Management also recommends entering into agreements considered appropriate by the Director of Legal Services with BC Transit and TransLink to permit the construction of the FOTC.

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