



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

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TO: Vancouver City Council

FROM: The Director of Facilities Design and Management in consultation with the Director of Vancouver Civic Theatres

SUBJECT: Award of Construction Contract for Orpheum Theatre Carpet and Handrail Replacement

RECOMMENDATION

- A. THAT, subject to the conditions set out in Recommendations B, C, and D, Parkwood Construction Ltd. be awarded a contract for carpet and handrail replacement at the Orpheum Theatre, for a contract value of \$820,211 plus applicable taxes. Source of funding to be:
 - Orpheum Theatre Handrail Replacement Capital Budget - \$50,000
 - Cultural Precinct - Orpheum Restoration and Refurbishment Capital Budget - \$770,211.
- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendation A.
- C. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Corporate Services and the Director of Legal Services.
- D. THAT no legal rights or obligations will be created or arise by Council's adoption of Recommendations A, B, and C above unless and until such legal documents are executed and delivered by the Director of Legal Services.

GENERAL MANAGER'S COMMENTS

The General Manager of Business Planning and Services and the General Manager of Community Services RECOMMEND approval of A, B, C, and D above.

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.

PURPOSE

The Director of Facilities Design and Management and the Director of Vancouver Civic Theatres are requesting approval for the award of a construction contract for the upgrades of Orpheum Theatre, as set out in this Report.

BACKGROUND

The Orpheum lobby carpet was last renewed in 1986 and has been patched and mended many times since as major traffic areas wore out. The carpet has reached the end of its useful life and further patching and mending is not practical or cost-effective. Carpet replacement will also result in avoiding repairs costs. Therefore, it is proposed to replace the carpet in all public areas during the slower summer period.

Lobby handrails in some areas are installed too low, in other areas are too short in length, and some have diameters that are too large to grab. The proposed upgrades to the handrails will bring them up to current code standards as well as keeping with the existing heritage designs. This work will proceed concurrently with the carpet replacement, if approved.

DISCUSSION

Pre-qualified contractors were invited to tender for the project. Following a formal tender process, four tenders were received on April 8, 2008, and opened in public. All bids are summarized as follows:

Bidder	Tender Price (exclusive of applicable taxes)
CDC Construction Ltd.	\$851,479
Novacom Construction Ltd.	\$899,000
Parkwood Construction Ltd.	\$820,211
Turn-key Construction Ltd.	\$951,988

Parkwood Construction Ltd. has successfully completed various projects with the City and they were the lowest compliant bidder for this project. Accordingly, on the basis of best value to the City, staff recommends that the contract be awarded to Parkwood Construction Ltd.

FINANCIAL IMPLICATIONS Sources of funding for the contract with Parkwood Construction Ltd. in the amount of \$820,211 (plus applicable taxes) are:

- Orpheum Theatre Handrail Replacement Capital Budget - \$50,000
- Cultural Precinct - Orpheum Restoration and Refurbishment Capital Budget - \$770,211

Approximately 25% of the budget is for railings and the remaining 75% for carpets.

CONCLUSION

Following a public tender process, four compliant bids were received and following analysis, the Director of Facilities Design and Management and the Director of Vancouver Civic Theatres recommend awarding a contract to Parkwood Construction Ltd. for the Orpheum Theatre Carpet and Handrail Replacement at a cost of \$820,211 (plus applicable taxes).

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