



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 8, 2008
Contact : Janson Ho
Phone No.: 604.871.6692
RTS No.: 7561
VanRIMS No.: 08-2000-20
Meeting Date: July 22, 2008

TO: Vancouver City Council

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

SUBJECT: Award of Contracts for Vancouver Police Department Parkade Restoration - 236 East Cordova Street

RECOMMENDATION

- A. THAT, subject to the conditions set out in Recommendations C, D, and E, CCD Structural Services Inc. ("CCD") be awarded a contract for restoration of the Vancouver Police Department Parkade at 236 East Cordova Street for a value of \$856,400 (plus applicable taxes); source of funding to be the 2008 Capital Budget approved for the VPD Cordova Annex Parkade Rehabilitation Project.
- B. THAT, subject to the conditions set out in Recommendations C, D, and E, Read Jones Christoffersen Ltd. ("RJC") be awarded a contract for Consulting Structural Engineering services for the Vancouver Police Department Parkade at 236 East Cordova Street for a value of \$95,000 (plus applicable taxes); source of funding to be the 2008 Capital Budget approved for the VPD Cordova Annex Parkade Rehabilitation Project.
- C. 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 and B.
- D. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Business Planning and Services and the Director of Legal Services; and

- E. THAT no legal rights or obligations will be created or arise by Council's adoption of Recommendation A, B, C and D 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 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.
- Council approval is required for the award of any consulting contract with a value over \$30,000.
- Contracts are to be awarded on the basis of best value for the City.

PURPOSE

The Director of Facilities Design and Management and the Chief Constable of the Vancouver Police Department are requesting approval for the award of a construction contract and a consulting contract for the Vancouver Police Department Parkade Restoration at 236 East Cordova Street.

BACKGROUND

A preliminary inspection of the VPD Parkade located beneath the East Wing of the Vancouver Public Safety building at 236 East Cordova Street was conducted after staff observed numerous areas of deterioration.

A consulting structural engineering firm, Read Jones Christoffersen Ltd., was engaged to conduct this preliminary investigation.

The intent of the investigation was to complete the following:

1. Review and assess the general condition of the parking structure.
2. Provide recommendations with regards to methods of repair and protection.
3. Present probable costs for budget purposes.

A report of the investigation revealed that the suspended parking slabs, located beneath the East Wing of the Vancouver Public Safety Building, are experiencing significant corrosion-induced deterioration and the level of concrete delamination has resulted in a loss of overall structural capacity.

The consultant has indicated that although the structure is still usable, structural repairs are to be completed as soon as possible. Failure to complete these repairs may result in areas deteriorating to the point of being unsafe to occupy.

DISCUSSION

AWARD OF CONSTRUCTION CONTRACT

From an open invitation to general contractors to submit requests for prequalification, four proponents were prequalified and invited to submit tenders for the Project.

Following a formal tender process, four bids were received on June 26, 2008. The bids are summarized as follows:

Bidder	Base Tender Price (exclusive of GST)	Base Tender Price including Separate Price Item (exclusive of GST)
Duron Pacific Restorations Ltd	\$838,800.	894,100.
TNC Restoration Ltd	\$949,300.	1,008,300.
Polycrete Restorations Ltd	\$786,545.	869,233.
CCD Structural Services Inc	\$832,900.	<u>856,400.</u>

The lowest base bid is from Polycrete Restorations Ltd, and their proposed construction period is approximately seven months. However, CCD Structural Services Inc. (CCD) has the lowest overall bid when the requested separate price item for painting of the vertical surfaces is included. CCD's construction period is approximately three and one half months, which is one half the time that Polycrete Restoration has proposed. This shorter construction period would mitigate significant negative impact on VPD operations through a reduced travel period and reduced relocation costs for the temporary parking site.

Therefore, on the basis of best overall value to the City, staff recommends entering into an agreement with CCD Structural Services Inc. for restoration of the 236 E Cordova Parkade which includes the separate price item for painting of the vertical surfaces for a value of \$856,400 (plus applicable taxes).

AWARD OF CONSULTING ENGINEERING CONTRACT

Read Jones Christoffersen Ltd. (RJC) was initially asked to conduct a preliminary inspection of the subject VPD parkade after staff were advised of deteriorating conditions. RJC's investigation report indicates that the building is experiencing significant deterioration and requires immediate attention. Due to the urgent nature of the situation, RJC was immediately instructed to provide the necessary structural engineering services required to address the situation.

Therefore, staff seeks the approval from Council, to award a contract to Read Jones Christoffersen Ltd. for consulting structural engineering and contract administration services for restoration of the 236 E Cordova Parkade for a value of \$95,000 (plus applicable taxes).

FINANCIAL IMPLICATIONS

The estimated cost of the contract for restoration of the 236 E Cordova Parkade is \$856,400 (plus applicable taxes) and for the consulting structural engineering services is \$95,000 (plus applicable taxes). Funding for both contracts will be provided from the \$1.2 million approved in the 2008 Capital Budget for the VPD Cordova Annex Parkade Rehabilitation Project.

CONCLUSION

Following an open call for prequalification of contractors and a subsequent invitation to tender, four bids were received and analyzed by staff from Facilities Design and Management. The Director of Facilities Design and Management recommends entering into a contract with CCD Structural Services Ltd. for restoration of the 236 E Cordova Parkade for a value of \$856,400 (plus applicable taxes).

The Director of Facilities Design and Management also recommends entering into a contract with by Read Jones Christoffersen Ltd. for consulting structural engineering and contract administration services for a value of \$95,000 (plus applicable taxes).

* * * * *