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ADMINISTRATIVE REPORT

Report Date: June 2, 2009 Contact: Garrick Bradshaw Contact No.: 604.873.7616

RTS No.: 08151 VanRIMS No.: 08-2000-20 Meeting Date: June 16, 2009

TO: Vancouver City Council

FROM: Director, Facilities Design and Management

SUBJECT: Planetarium Roof Resurfacing - Award of Construction Contract

RECOMMENDATION

- A. THAT, subject to the conditions set out in Recommendations B, C and D, the City be authorized to enter into a contract with Remdal Painting & Restoration Inc. for the Resurfacing of the Planetarium Dome for a sum of \$355,430 (plus applicable taxes), with funding to be provided by:
 - i. the 2009 Basic Capital Budget for Building Specific Capital Maintenance approved in advance of the 2009 Basic Capital Budget;
 - ii. the 2006 and 2008 Basic Capital Budgets for Roof Replacement; and
 - iii. the 2006 Basic Capital Budget for Building Maintenance.
- 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 Business Planning and Services and the Director of Legal Services; and
- 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 RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Council approval is required for the award of any 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 is requesting approval of the award of a construction contract for the roof resurfacing of the Planetarium Dome.

BACKGROUND

The Planetarium Dome Roof, "salish hat", in Vanier Park is one of the most recognizable and photographed attractions in the City of Vancouver. The dome roof is constructed of concrete and is protected from the elements with an elastomeric coating which acts as a barrier and sealant to water and moisture.

The protective elastomeric coating has reached the end of its useful lifespan and requires a complete replacement. The severe winter storms of the last few years have accelerated the deterioration of the coating. Undertaking this Project in the summer of 2009 is crucial to minimizing moisture penetration, spalling and delamination of the concrete substrate.

DISCUSSION

From an invitation to tender, five prequalified contractors were requested to submit tenders for this project. Three firms submitted tenders.

Bidder	Total Price (exclusive of GST)
Remdal Painting & Restoration Inc.	\$355,430
Atlas Painting & Restoration	\$398,466
Duron Pacific Restorations Ltd	\$403,000

On the basis of best value to the City, staff recommends that the contract be awarded to Remdal Painting & Restoration Inc., the lowest compliant bidder based on the total price.

SCHEDULE

In consideration of the above, the target dates for this project would be as follows:

• Construction Start June 17, 2009

Construction Completion
September 15, 2009

FINANCIAL IMPLICATIONS

On March 3, 2009, Council approved in advance of the 2009 Basic Capital Budget a budget of \$870,000 for Building Specific Capital Maintenance - Exterior Cleaning and Painting (RTS #7938), which included \$220,000 for resurfacing the Planetarium roof and repainting the building's exteriors. Additional funding for the proposed contract with Remdal Painting & Restoration Inc. is available from the 2006 and 2008 Basic Capital Budgets for Roof Replacement and the 2006 Basic Capital Budget for Building Maintenance.

BUDGET RISK MANAGEMENT

The primary risks that impact the budget are:

- The budget being based only on a consultants recommendation;
- The potential for adjustments to the scope of work arising from unforeseen or concealed situations

The contract being recommended for award in this report is a fixed price contract, and so the majority of budget risk will be contained by award of the contract.

In the replacement of roofs, however, unexpected situations can arise that are difficult to anticipate. Moreover, for older roofs, there exist the potential that the roof substrate underneath the roofing membrane has deteriorated requiring additional repairs. Roofing consultants are unable to assess the condition of the concealed areas. In anticipating that there may be some unforeseen or additional minor repairs required, a construction contingency of approximately 10% has been incorporated into the project budget.

CONCLUSION

Following a tender process, three compliant bids were received. Following the tender analysis, the Director of Facilities Design and Management concluded that the best value tender is from Remdal and therefore recommends that Remdal Painting & Restoration Inc. be awarded the contract for the Roof Resurfacing of the Planetarium Dome project at a cost of \$355,430 (plus applicable taxes).

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