



ADMINISTRATIVE REPORT

Report Date: June 2, 2009
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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.

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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