



City of Richmond

Report to Council

To: Richmond City Council
From: Dave Semple
Director of Parks Operations
Re: Steveston Park Water Park Tender Award

Date: April 6, 2006
File: 06-2345-20-STEV2/Vol 01

Staff Recommendation

That Council approve the award of Contract T.2780 Design-Build Steveston Water Park to T. Moscone & Brothers Contracting Ltd. to the total amount of \$483,968.88.

[Handwritten signature of Dave Semple]

Dave Semple
Director of Parks and Public Works Operations
(3350)

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ROUTED TO: CONCURRENCE
Budgets Y [checked] N []
Purchasing Y [checked] N []
CONCURRENCE OF GENERAL MANAGER [Signature]
REVIEWED BY TAG YES [checked] NO []
REVIEWED BY CAO YES [checked] NO []

Staff Report

Origin

The purpose of this report is to provide a recommendation for the award of Contract T.2780. The total budget for the Steveston Water Park is \$600,000.

The Steveston Water Park budget includes a contribution from the Steveston Community Society. The City has, in its role as project manager, issued a tender for the design and construction of the water park. Three tender submissions were received and have been evaluated by a panel of City staff from Facilities Management and Parks Departments.

Analysis

The three tender submissions received are as follows:

1. Cedar Crest Lands (BC) Ltd.	\$495,892.17
2. van der Zalm & Associates	\$494,994.59
3. T. Moscone	\$483,968.88

Tender Evaluation

Included in the tender documents are a number of requirements upon which the selection of the recommended bid submission is based:

1. **Form of Security Requirements and Tender Annexures**
The Tenders have also been evaluated on the cost of the proposal, the company's previous experience and qualifications, and the proposed schedule.
2. **Design Approach**
The evaluation of the design approach includes criteria for capacity (numbers of children), variety of water play opportunities, the approach to community input on the design, and accessibility for those with disabilities. A design concept was provided that suggested a maritime theme and the bids were evaluated on how they responded to the concept.
3. **Technical Innovation**
The tender has specified that the water park shall include an efficient recirculation and water treatment system. The water treatment system must meet the Health Act, Swimming Pool, Spray Pool and Wading Pool Regulations. The City is also interested in a system that will make efficient use of water and will allow for adjustment to flow rates during peak and low use periods. In addition, bidders were required to provide a description of the methods to be used for construction in a high groundwater environment.

Financial Impact

The financial impact of awarding the tender is up to a maximum of \$600,000 including contingencies and overheads. The project budget includes the contribution of \$425,000 from Steveston Community Society. The Contribution Agreement, which provides the schedule for the Society's contribution, was approved by the PRCS Committee on January 24 and by Council at the February 13, 2006 Council Meeting.

Conclusion

Of the three submissions, T. Moscone received the highest score, notably for technical innovation in their water treatment and operating systems, the quality and durability of the spray park products and their approach to accessibility. Since the tender submission by T. Moscone was also the lowest bid, it is recommended that Contract T.2780 be awarded to them.



Jamie Esko
Park Planner
(3341)

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