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CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: April 3, 2008
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Meeting Date: April 15, 2008

TO: Vancouver City Council

FROM: The Project Manager for the Southeast False Creek & Olympic Village Development (the "Project Manager")

SUBJECT: Southeast False Creek and Olympic Village - Award of Contract for Plaza Design and Construction Review

RECOMMENDATION

- A. THAT a budget of \$550,000 be approved for the design and construction review services and related costs for the plaza in Southeast False Creek ("SEFC") Area 2A (the site for the Olympic Village), with source of funding to be the Park component of city-wide and area specific development cost levies as specified in the SEFC Financial Plan and Strategy;
- B. THAT, subject to the conditions set out in Recommendations C, D and E, the Director of Legal Services (on behalf of the City) be authorized to enter into a contract with Phillips Farevaag Smallemberg ("PFS") for design and construction review services for the plaza in SEFC Area 2A at an estimated cost of \$450,000 plus GST, with funding to be provided by the budget established pursuant to Recommendation A;
- 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 B;
- D. THAT all such legal documents be on terms and conditions satisfactory to the City Manager and the Director of Legal Services; and
- E. THAT no legal rights or obligations will be created or arise unless and until such legal documents are executed and delivered by the Director of Legal Services.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of A, B, C, D and E above.

COUNCIL POLICY

Council approval is required for all consulting contracts that exceed \$30,000.

PURPOSE

This report seeks approval of the budget for the design and construction review services for the plaza in SEFC Area 2A and authority for the Director of Legal Services (on behalf of the City) to enter into a contract with PFS for design and construction review services for the plaza in SEFC Area 2A.

BACKGROUND

On March 1, 2005, Council approved the SEFC Official Development Plan ("ODP"), which sets the framework for development of the SEFC neighbourhood including the site of the Olympic Village.

On May 12, 2005, Council approved the establishment of the SEFC & Olympic Village Project Office (the "Project Office") to manage the development of the Olympic Village and the other City-owned lands in SEFC. This includes coordinating the design and construction of the parks, streets, waterfront and other public spaces.

On July 19, 2005, Council authorized the City Manager to enter into a contract with Stantec Consulting Ltd. to complete the design of the public infrastructure required in SEFC Area 2A, the site of the Olympic Village. This contract does not include the plaza design and construction review services.

DISCUSSION

This report addresses the outside resources and expertise required to provide design and construction review services for the plaza in SEFC Area 2A. When the plaza design is complete and the project is tendered, a report will be brought forward to Council for award of the construction contract.

Scope of Work

The scope of work for this consultancy includes conceptual and detailed design including preparations for and attendance at two public meetings, preparation of tender documents, support during tendering, and construction review.

The future SEFC plaza has two parts: (1) the main village square plaza which is surrounded on four sides by streets, with the Salt Building to its south; and (2) the plaza extension, which is located north of the main village square plaza, on the waterfront west of the community

centre. The site west of the plaza extension will also be included in the conceptual design work and construction phase.

Process

A Request for Proposals ("RFP") for the plaza design and construction review was prepared by the SEFC & Olympic Village Project Office in consultation with Purchasing and Legal Services. The RFP was issued on February 19, 2008 and was advertised on the City's website, the BC Bid website, the BC Society of Landscape Architects website, the Urban Design Institute website, and in the Vancouver Sun.

On February 27, 2008 an information session was held by the Project Office to provide an opportunity for potential proponents to ask questions and seek clarification on the RFP.

The RFP response deadline was March 19, 2008 and five proposals were received from the following lead firms (listed alphabetically):

- Atelier Dreiseitl and Durante Kreuk;
- IBI Group and Gehl Architects;
- Phillips Farevaag Smallemberg;
- PWL Partnership Landscape Architects, Pechet + Robb Studio, and Urban Forum Associates Planning & Urban Design; and
- Sharp and Diamond Landscape Architecture.

Evaluation

An evaluation committee (the "Committee") was established to review the proposals and decide on a proponent, or proponents, to be recommended to the Project Manager. The Committee was made up of four City staff from Planning, the Park Board and the Project Office. The evaluation process included reviewing the proposals, meeting to discuss the proposals, and interviewing all proponents.

Proposals were evaluated by the Committee using an evaluation matrix that considered many factors including demonstrated ability, qualifications and experience of the team and key individuals, proposed work plan and schedule, references, and best value to the City based on quality, service and price.

Based on the review of the proposals, interviews and references, the team led by PFS emerged as the strongest proposal, and the Committee and Project Manager recommend that PFS be awarded this consultancy.

The PFS team includes the following sub-consultants: Hotson Bakker Boniface Haden Architects + Urbanists ("HBBH"), Vector Engineering, GeoPacific Consultants Ltd., DMD and Associates Ltd., and BTY Group. This team has the expertise to cover the full range of services requested in the RFP.

PFS and HBBH have designed conceptual plans for many civic spaces and prepared detailed construction drawings and supervised their contract administration for numerous public plazas throughout the Vancouver area and beyond. Their combined experience includes the following urban design projects: Granville Island, Hastings Park, Richmond City Hall,

Richmond Speed Skating Oval, Whistler Olympic Celebration Space, Victoria Waterfront, Washington Mutual Roof Garden, and CityPlace Park in Toronto.

All members of the team are familiar with the SEFC site and are committed to creating a plaza that demonstrates sustainable excellence and is worthy of City, community and Olympic expectations.

FINANCIAL IMPLICATIONS

The recommended budget for plaza design and construction review services is \$550,000. The source of funding will be the Park component of city-wide and area specific development cost levies as specified in the SEFC Financial Plan and Strategy.

CONCLUSION

The Project Manager for SEFC & Olympic Village recommends that a budget of \$550,000 be established for the design and construction review services related to the plaza in SEFC Area 2A, with funding to be provided by the Park component of city-wide and area specific development cost levies as specified in the SEFC Financial Plan and Strategy, and that Phillips Farevaag Smallemberg be retained at an estimated cost of \$450,000 plus GST, with funding from the budget requested above.

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