



CITY OF VANCOUVER

A5

ADMINISTRATIVE REPORT

Report Date: August 14, 2008  
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VanRIMS No.: 08-2000-20  
Meeting Date: September 30, 2008

TO: Vancouver City Council  
FROM: General Manager Engineering Services  
SUBJECT: Expo Deck Repair Funding and Amendment to Professional Services Agreement

**RECOMMENDATION**

- A. *THAT, Council approve a total budget of \$2.5M to support repairs to the Expo Deck wharf structure; source of funding to be:*
- *\$200,000 to be re-allocated from the 2006-08 Streets Basic Capital for Street Beautification Program (A2f)*
  - *\$700,000 to be re-allocated from the 2006-08 Streets Basic Capital for Curb Ramp Program (A2d)*
  - *\$1.6M to be provided from the proceeds of sale of Wylie Street lane (RTS#06819).*
- B. *THAT, subject to approval of Recommendation A, Council approve funding allocation of \$900,000 from the Citywide Development Cost Levy for Streets to the following 2006-08 Streets capital programs:*
- *\$200,000 to Street Beautification Program (A2f)*
  - *\$700,000 to Curb Ramp Program (A2g).*
- C. *THAT Council approve funds for consulting services and related expenses for the Expo Deck repair design at an estimated cost of \$93,000.00; source of funding to be the project budget established pursuant to Recommendation A.*

- D. THAT, subject to the conditions set out in Recommendations E, F, and G, the existing Professional Services Agreement with Westmar Consultants Inc. dated November 16, 2007 be amended to include an additional scope of work including, the preparation of detailed design drawings and technical specifications for the repairs to the Expo Deck wharf structure at a cost of \$85,000 plus any applicable taxes with the source of funding as indicated in Recommendation C above.*
- E. THAT, the Professional Services Agreement be amended by way of a formal legal amending agreement satisfactory to the Director of Legal Services, General Manager of Engineering Services, and General Manager of the Park Board.*
- F. THAT, upon approval of the legal amending agreement pursuant to Recommendation E above, the Director of Legal Services be authorized to execute and deliver same on behalf of the City.*
- G. THAT, no legal rights or obligations will be created or arise by Council's adoption of Recommendations D, E and F above unless and until such legal amending agreement has been executed and delivered by the Director of Legal Services, General Manager of Engineering Services, and the General Manager of the Park Board.*

#### **GENERAL MANAGER'S COMMENTS**

The General Manager of Engineering Services recommends approval of Recommendations A through G.

#### **COUNCIL POLICY**

Re-allocation of Capital Funds exceeding \$50,000 requires Council approval.

Funding of Capital projects must be approved by Council.

#### **PURPOSE**

This report seeks:

- Council approval of a project budget of \$2.5M for the repairs to the Expo Deck wharf structure and the re-allocation of Capital in support of the project budget; and
- Council approval to amend the Professional Services Agreement with Westmar Consultants Inc. dated November 16, 2007 to expand the scope of consulting services and increase the fees payable to Westmar Consultants Inc. ("Westmar") as a result of the increase in the scope of the project.

#### **BACKGROUND**

On June 26<sup>th</sup>, 2007 (RTS#06819) Council approved a strategy of funding the Phase 1 replacement of the Expo Deck. The strategy of funding included a project budget of \$26M comprising of \$1.6M from the proceeds sale of Wylie Street Lane, \$4.0 M City Wide DCL - Streets, \$7.0M City Wide DCL - Park Development, \$2.4M SEFC Area Specific DCL - Park

Development and \$11.0M from the 2009-2011 Capital Plan. Council also authorized the General Managers of Engineering and the Park Board to engage structural consultants to determine and cost the most appropriate options to secure long term access to the Expo Deck and prepare a park concept plan and delegated the authority to the City Manager to approve the requisite contracts.

On October 24<sup>th</sup>, 2007 the City Manager, following a request for proposals process, awarded a consulting contract (pursuant to the delegated authority granted via RTS#06819) to Westmar to perform the services noted above.

### *DISCUSSION*

As noted above, in June 2007, Council adopted a financing strategy for a replacement for the Expo Deck in time for the 2010 Games. However, the results of the work performed to date by Westmar and the review thereof by Engineering staff indicate that the full replacement cannot be completed in time for the games and that a more modest upgrading (repairs) of the structure is required to extend its life by approximately 6 years and be available for the 2010 Games.

The proposed repairs are required to address safety issues and extend the serviceable life of the structure. They are estimated to cost \$2.5M and include the following:

- Removal/replacement or strengthening of deteriorated concrete deck panels
- Localized concrete patching
- Replacement of failed/damaged pile caps
- Shimming/realigning/ wrapping and jacketing of damaged piles

In order to complete the repairs in advance of 2010, Staff recommend that the repair work be tendered in the fall of 2008 ensuring that the repairs are completed by the end of summer 2009.

Engineering staff wish to expand the scope of work under the Professional Services Agreement with Westmar to include; the development of repair/replacement criteria for various structural components, the preparation of a repair matrix, the detailed design and preparation of technical specifications, and assistance during tender. Engineering staff are satisfied with the work performed to date by Westmar and believe that due to their experience thus far on this project and the tight timeline in order to ensure that repairs are completed by the end of summer 2009 that the Professional Services Agreement with Westmar should be amended to include the above noted additional scope of work for fees of \$85,000.00 plus applicable taxes.

As the construction work cannot be tendered without funding in place staff recommend a funding strategy as detailed in Recommendation A.

### *FINANCIAL IMPLICATIONS*

A total project budget of \$2.5M is required to support the repairs to the Expo Deck wharf structure. The proposed funding is consistent with the strategy of funding as approved by Council in June 2007. As repair work to existing infrastructure is not DCL eligible, a portion of the project funding is to be provided from existing Streets Basic Capital through funding re-allocation from other programs. The proposed funding sources for the Expo Deck repairs are:

- \$1.6M from the proceeds of sale of Wylie Street lane (RTS#06819)
- \$200,000 to be re-allocated from 2006-08 Street Beautification Program (A2f )
- \$700,000 to be re-allocated from 2006-08 Curb Ramp Program ( A2d )

To ensure that there is no net change to the total available funding for the 2006-08 Street Beautification or Curb Ramp Programs as result of the funding re-allocations, staff recommend an equivalent amount of funding be allocated from the City-wide DCL for Streets to the aforementioned DCL eligible programs.

Furthermore, a total of \$93,000.00 is required to fund the activities in support of the consulting services for the Expo Deck repair design. This includes the amendment to the Professional Services Agreement (up to and including construction tendering services) of \$85,000.00 plus applicable taxes, and City project management costs.

### *CONCLUSION*

The approval of the project budget and the amendment to the Professional Services Agreement with Westmar will allow a late fall 2008 tender and completion of necessary repairs to the Expo Deck wharf structure by the end of summer 2009 and ensure that the Expo deck is accessible during the 2010 Olympic Games.

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