



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 8, 2005
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Meeting Date: July 19, 2005

TO: Vancouver City Council

FROM: Project Manager, Southeast False Creek & Olympic Village

SUBJECT: Southeast False Creek and Olympic Village - Award of Contract for Integrated Site Servicing Design

RECOMMENDATION

- A. THAT, subject to the conditions set out in Recommendations B, C and D, the City Manager be authorized to enter into a contract with Stantec Consulting Ltd. ("Stantec") for integrated site servicing and public infrastructure design for the Olympic Village and Southeast False Creek Official Development Plan area at a maximum total cost of \$1,625,000 plus GST, with the funding to be provided by the Property Endowment Fund: Southeast False Creek Development.
- 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 City Manager and the Director of Legal Services.
- 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.

CITY MANAGER'S COMMENTS

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

COUNCIL POLICY

- On March 1, 2005 Council approved the Official Development Plan for the Southeast False Creek ("SEFC") neighbourhood, which includes the Athletes' Village for the 2010 Winter Olympic Games.
- Council approves consulting contracts that exceed \$30,000.

PURPOSE

The purpose of this report is to seek Council approval to award the integrated site servicing and public infrastructure design contract to Stantec for the Olympic Village and the SEFC Official Development Plan ("ODP") area.

BACKGROUND

On March 1, 2005 Council approved the SEFC ODP, which sets the framework for development of the SEFC neighbourhood, including the Olympic Village sub-area. Council recommended that staff continue to strive for higher levels of performance on environmental sustainability by applying advanced technologies, pilot projects and programs that push the boundaries; and that a neighbourhood energy system be developed to advance district energy production through sustainable technologies and measures.

On May 12, 2005 Council approved the establishment of the SEFC and Olympic Village Project Office (the "Project Office") to manage the development of the Olympic Village and the other City-owned lands in SEFC, as well as the design and facilitation of the public infrastructure for the entire ODP area. This includes designing and constructing the buildings on City lands as well as designing and constructing the parks, streets, waterfront, other public spaces, and site servicing infrastructure including sewer, water, storm water, energy, and other utilities.

DISCUSSION

The approach for the Project Office is to maintain a small staff group to ensure continuity in the project and to augment this with specialized consulting services. This approach allows the Project Office to remain flexible with respect to the specialized skills required at different stages of the development and to maximize the expertise brought to the project. This report addresses the outside resources and expertise required to provide integrated site servicing and public infrastructure design for the Olympic Village and the entire ODP area.

Once the site servicing and public infrastructure designs are complete, reports will be brought forward to Council for awards of construction contracts. A report will also be brought forward in fall 2005 to address the approach to be taken on the design and construction of the buildings for the Olympic Village.

Scope of Work

The scope of work for this consultancy includes developing the approach and designs for all public infrastructure and site servicing components within the SEFC ODP area:

- energy
- water and sewer
- storm water
- greenways / bikeways
- streets
- waterfront including foreshore, island and pedestrian bridge

The area included in this consultancy is the ODP area between the Cambie Bridge and Main Street, from Second Avenue to the waterfront, as shown in Figure One (note that the detailed design of streets outside of the Olympic Village sub-area is not included in this consultancy e.g. Main, Quebec, Second Avenue):

FIGURE ONE: Scope of Work Area



The product of this consultancy will be technical memos on storm water and energy, a site grading plan, a streetscape design concept, and detailed design drawings for all the above site servicing and public infrastructure components delivered in early 2006.

Process

A Request for Proposals ("RFP") for the integrated site servicing design was prepared by the Project Office in consultation with Purchasing and Legal Services. The RFP was issued on May 27, 2005 and was advertised on the City's website, the BC Bid website, the Association of Professional Engineers and Geoscientists of BC website, and in the Journal of Commerce and Business in Vancouver publications.

On June 7, 2005 an information session was given by the Project Office and Purchasing to provide an opportunity for potential proponents to ask questions and seek clarification on items within the RFP.

The RFP deadline was June 27, 2005 and ten proposals were received. Three proposals covered the entire scope of work and seven proposals were for a portion of the work. The submissions were from the following firms:

Proposals covering a portion of the scope of work:

- Perry and Associates for the landscape architecture component;
- Hanscomb for the costing component;
- Moffat and Nichol with Golder and Associates, and R. U. Kistriz Consultants for the technical waterfront component;
- Sharp and Diamond with Moffat and Nichol, Golder and Associates, and R. U. Kistriz Consultants for the complete waterfront component;
- PWL Partnership for the landscape architecture work;
- GBL Architects Group for urban design and architecture services; and
- Busby, Perkins and Will with Keen Engineering, Aquatex, RCL Consulting, PWL Partnership, Westmar and Windmill Developments for the full scope of services except the Civil Engineering component.

Proposals covering the complete scope of work:

- Stantec with PWL Partnership, Levelton Engineering, Geotility, Hay and Company Consultants and an internal workshop team;
- Sandwell Engineering with Hotson Bakker Boniface Haden Architects, PWL Partnership, Trow Associates, Northwest Hydraulics Consultants, Earth Source Energy, Thornley BKG, and Commonwealth Historic Resource Management; and

- Bunting and Coady Architects with Hemmera Energy, DEC Design Mechanical Consultants, Hanscomb, PWL Partnership, Kerr Wood Leidal Associates, Moffat and Nichol, Golder and Associates, R. U. Kistritz Consultants, and Robert Freundlich and Associates.

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 staff representing Planning, Engineering, the Park Board and the Project Office. The evaluation process included reviewing the proposals, meeting to discuss the proposals, and interviewing six proponents.

Proposals were evaluated by the Committee using an evaluation matrix that measured 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 lead by Stantec emerged as the strongest proposal, and the Committee and Project Manager recommend that the Stantec team be awarded this consultancy.

Stantec is a solid planning, engineering and architecture firm that is recognized as a world-class leader and innovator in the delivery of sustainable solutions. The project manager for the integrated site servicing design consultancy, a recent addition to Stantec, has significant experience working on SEFC. This background will be helpful and will allow the Stantec team to quickly come up to speed and deliver results early. Stantec's engineering team has strong references from their work on the Whistler Sliding Centre and the Seymour Capilano Filtration Plant.

Stantec has assembled a team of professionals with knowledge and experience in all areas required for this project. In addition to the in-house resources noted above, Levelton, Geotility, PWL Partnership, and Hayco have joined the team to provide expertise in the areas of geotechnical engineering, geo-exchange energy systems, landscape architecture, and foreshore engineering, respectively.

Stantec will also consult with an internal workshop team made up of Mark Holland and Rob Barrs from Holland Barrs Planning Group, Joyce Drohan from James Cheng Architects, Hal Kalman from Commonwealth Historic Resource Management, Danelle Laidlaw, Maureen Smith from IDA Public Art, Tracy Casavant from Eco-Industrial Solutions, and Tami Bradley, an Olympian.

FINANCIAL IMPLICATIONS

The consultancy has a maximum total cost of \$1,625,000 plus GST. Funding is to be provided by the Property Endowment Fund: Southeast False Creek Development.

CONCLUSION

Following a public proposal call and evaluation for the integrated site servicing and public infrastructure design for the Olympic Village and Southeast False Creek ODP area, the SEFC Project Manager recommends the consulting team led by Stantec Consulting Ltd. be retained for this work.

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