



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: December 1, 2005
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CC File No.: 8109
Meeting Date: December 13, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Whitecaps Stadium Initial Review - Approval of Consultant Contract

RECOMMENDATION

THAT Council approve the appointment of the consultant team headed by Coriolis Consulting Corporation, at a cost of \$105,000 (including GST and disbursements) to undertake the components of the Whitecaps Stadium Initial Review, as outlined in the Request for Proposals and Terms of Reference in Appendix A, subject to a contract satisfactory to the Director of Legal Services.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

On February 21, 1989 Council approved a policy requiring that the selection of consultants, for projects of \$30,000 or more in value, be approved by Council.

PURPOSE

This report recommends approval of a consultant for the Whitecaps Stadium Initial Review.

BACKGROUND

The Whitecaps organization is proposing to locate a new soccer stadium on a site over the CPR rail yard between Granville Square and the foot of Cambie Street. They propose a facility with 15,000 seats initially, expandable to 30,000 at a later date. The facility would be the site of Whitecaps Soccer games, as well as other sports events and concerts.

Because of the unusual and challenging nature of a soccer stadium in this location, on October 20, 2005 City Council approved a cost-recovered, Initial Review of the proposal to determine whether it has a reasonable chance of being successful in meeting City planning objectives for the area; and of having sufficient public support. The results of the Initial Review will be brought forward to Council for consideration in the spring of 2006, when Council will decide whether to proceed with further planning for the project.

At the same time Council endorsed engaging a consultant team to undertake a portion of the Initial Review up to a maximum cost of \$100,000 with the source being the cost recovery funds, subject to staff reporting back for Council's endorsement of the consultant selection. Council also included an additional \$5,000 contribution from the City's contingency fund to broaden the Terms of Reference slightly to include a high-level examination of potential alternative uses for the site.

In addition, Council passed a resolution as follows that calls for community input into the consultant selection process:

G. THAT community representatives be included in the consultant selection review process, the review of the graphics materials and in the ongoing unfolding of the study process, in a way to the satisfaction of the City Manager.

City staff have addressed Council's resolution and considered advice from various community representatives when making the recommendation contained in this report.

DISCUSSION

Following Council approval to hire a consultant, a Request for Proposals was advertised in the Vancouver Sun on October 29, 2005 and in the Journal of Commerce on November 2, 2005. Twelve individuals and firms were also sent the Request for Proposals by email and letter mail.

At the close of the submission period, two consultant submissions were received from the following:

- CitySpaces Consulting
- A consulting team led by Coriolis Consulting Corporation, in partnership with Hotson Bakker Boniface Haden Architects + Urbanists, Harris Consulting Incorporated, Monkey Forest Consulting, and Athletica Sport and Recreation Facility Design.

As per Council's direction, City staff sought advice from community representatives on the selection of the consultants. The consultant submissions (except for financial information) were sent to 12 groups and individuals for their review. These groups represented various community and business interests in Gastown, the Downtown Eastside, Chinatown, Strathcona and the downtown area as a whole. The Whitecaps organisation was also provided with the same opportunity for input. In all, four written submissions were received.

Staff reviewed the consultant submissions against the following criteria:

- Overall Qualifications and Experience of the Applicant Team
- Qualifications and experience in public consultation
- Qualifications and experience in urban design and land use planning
- Knowledge of issues and policy in the Central Area, Central Waterfront, Port Lands, Gastown and Downtown Eastside
- Overall quality of the proposal
- Quality and appropriateness of the proposed approach
- Proposed personnel allocations and rates

Staff considered the community input on the submissions. In addition, both teams were invited for interviews. While both consultant submissions were very good, staff have concluded that the team headed by Coriolis Consulting Corporation could best satisfy the terms of reference approved by Council. A copy of the proposal is on file with the City Clerk.

It is anticipated that work will begin immediately after the contract has been signed and will be completed by the spring of 2006. At that time the findings of the consultancy will be reported to Council within the summary report on the Whitecaps Stadium Initial Review.

FINANCIAL IMPLICATIONS

The cost of the consultant study is covered by the funds provided by the Whitecaps for the Initial Review. There are no financial implications for the city.

CONCLUSION

The Director of Current Planning recommends that Council approve the appointment of the team lead by Coriolis Consulting Corporation at a cost of \$105,000 (including GST and disbursements) to undertake selected components of the Whitecaps Stadium Initial Review.

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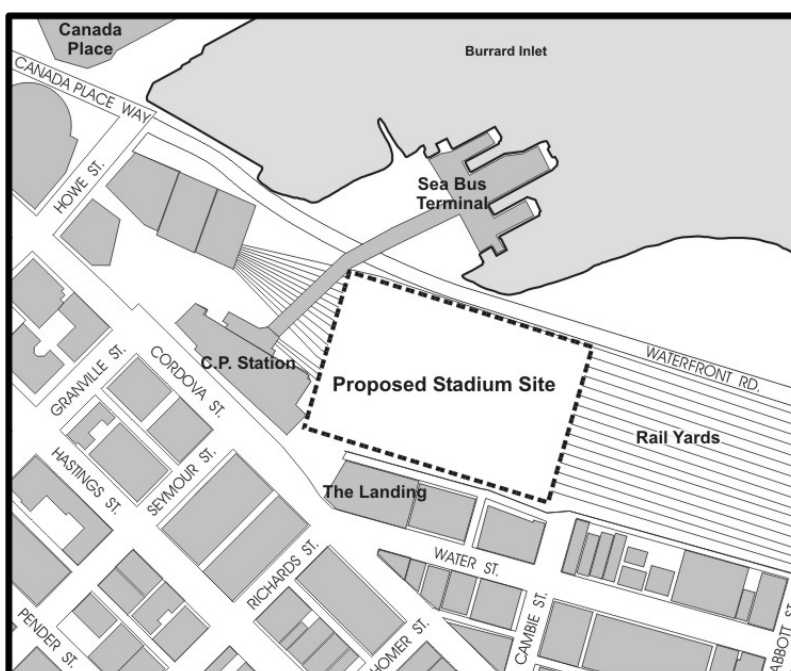
Whitecaps Stadium Initial Review

CALL FOR PROPOSALS Terms of Reference

October 25, 2005

Background

The Whitecaps organization is proposing to locate a new soccer stadium on a site over the CPR rail yard between Granville Square and the foot of Cambie Street. They propose a facility with 15,000 seats initially, expandable to 30,000 at a later date. The facility would be the site of Whitecaps Soccer games, as well as other sports events and concerts.



The Central Waterfront Official Development Plan was adopted in 1979 with the key objectives of making the area more accessible and enjoyable to the people of Vancouver while maintaining a viable port function and ensuring that the area is compatible with adjacent Downtown and Gastown. While in this sub-area the ODP called for the introduction of urban uses such as commercial, recreational and light industrial in the Central Waterfront providing they coexist with rail functions, it did not contemplate the development of a unique type of facility like a stadium.

Because of the unusual and challenging nature of a soccer stadium in this location, City Council has approved an initial, high-level review of the proposal to determine whether it has a reasonable chance of being successful in meeting City planning objectives for the area; and of having sufficient public support.

The Consultant Team is to perform a portion of the Whitecaps Stadium - Initial Review:

- 1) The Policy and Technical review related to topics A and B (Uses; Form, Character and Livability, as described in the full Whitecaps Stadium Initial Review-Terms of Reference). The intent is to determine, at a high level, whether the proposal is, or could reasonably be revised to be, compatible with City objectives.
- 2) The Public Consultation and Media Relations related to the whole Initial Review.

The Public Consultation is intended to provide information and document the responses and concerns of the various stakeholders in nearby areas, not to resolve issues or negotiate agreement.

City staff will be responsible for the Policy and Technical Assessment related to topics C to J, for overall coordination of the entire Review, and for eventual reporting to City Council.

The Proponent (the Whitecaps and their designates) will be responsible for providing information materials on the project; for creating and supplying display materials; and for attending meetings as needed.

Scope of Work

The City is inviting proposals from consultants and/or consulting teams to assess the viability and desirability of the Whitecaps stadium at the proposed location on the Central Waterfront, at capacities of both 15,000 and 30,000 attendees.

The consultant(s) will be required to:

- a. In consultation with City staff, prepare a work plan.
- b. Attend meetings with City staff, and proponents as needed. (A reasonable amount, as determined in the work plan process)
- c. Policy and Technical Assessment (related to *A. Uses* and *B. Form, Character and Livability*)
 - Review relevant City policies, and select and articulate the key policies relevant to this portion of the Assessment
 - Review the proponent's submission and identify additional information needed
 - Conduct the Assessment of the proposal
 - Prepare a Report conveying the findings of the Policy and Technical Assessment with respect to topics A and B.

d. Public Consultation and Media Relations

- Plan and conduct the public consultation for the overall Review (all topics). The consultation is to include at least two public open houses, as well as meetings with local groups and major landowners. (There may be 20 - 30 interested groups and landowners, but some meetings may be able to be combined.)
- Produce all written materials for public consultation activities, and collaborate with the stadium proponent on the production of appropriate display boards and graphics materials.
- Prepare a Report conveying the findings of the Public Consultation
- Manage public questions and media relations concerning the overall Initial Review.

Products

The Consultant Team reports will be provided in electronic form (Microsoft Word), using data and illustrations as appropriate. Three hard copies are also to be provided.

Project Timing

The review is expected take approximately 4 months, commencing on or around November 30, 2005 and with completion by March 20, 2006.

Project Coordination and City Role

The review will be coordinated by Central Area Planning at the City of Vancouver. An interdepartmental "Technical Team" comprised of City staff from Planning, Social Planning, and Engineering as well as staff from the Vancouver Board of Parks and Recreation will provide advice and feedback to the consultant team and to assist in the facilitation of the consultation process.

City staff may attend public consultation meetings and events to provide information and background, but will not be responsible for organizing or hosting.

The City will also provide:

- a. For meetings with staff and/or the proponents at City Hall campus: organizational assistance, venues, and refreshments.
- b. A project location on the City's website, and routine posting of relevant materials to that site.
- c. Mailing lists of property owners, community groups etc to the extent these are already available on City data bases (subject to privacy limitations).

The City will purchase and pay for the following directly from the suppliers:

- a. advertising
- b. routine printing and mailings

Proposal Format

The formation of consultant teams is encouraged to meet the diverse range of skills inherent to this initial review of the proposed stadium.

Consultants *are not* expected to include details of the proposed stadium in their submission. The proposals will be evaluated largely on the experience and qualifications of the team members.

The proposals will be reviewed by City staff committee, with advice from community representatives. Community representatives will review and provide advice to City staff on the proposed approach and work plan, qualifications, and previous experience of the consulting team submissions, but rates and fee schedules will remain confidential.

City Council will be ultimately responsible for approving the successful consulting team in consideration of a recommendation from City staff.

The proposal should include:

- Resumes for all members of the study team;
- Examples of past, relevant studies undertaken by the study team;
- Preliminary description of approach and work program, which will be refined by the successful team in consultation with City staff; and
- Proposed fee schedule and estimate of all disbursements inclusive of all taxes (maximum total budget of \$105,000). The fee schedule must include hourly rates and the number of hours expected of each team member.

An interview may be required of the consulting team.

Important: Consultants will need to comply with City requirements for having a valid Vancouver business licence, commercial general liability insurance (no less than \$2 million per occurrence) and professional liability insurance (not less than \$1 million per occurrence).

Submission of Proposals

Proposals shall be submitted by **3:00pm (PST) on Thursday November 10, 2005** to:

Whitecaps Stadium Initial Review
Central Area Planning
City of Vancouver
Suite 406, 515 West 10th Ave.
Vancouver, BC V5Z 4A8

Inquiries

All inquiries should be directed to:

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