



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: November 28, 2005
Author: Robin Petri
Phone No.: 604.871.6878
RTS No.: 5594
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Meeting Date: December 13, 2005

TO: Vancouver City Council

FROM: Project Manager, Southeast False Creek & Olympic Village

SUBJECT: Southeast False Creek and Olympic Village - Award of Contract for Inlet Decking and Pile Removal and Disposal

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 JJM Construction Ltd. ("JJM") for the removal and disposal of decking and piles in the Southeast False Creek inlet at an estimated cost of \$265,000.00 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; and
- 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 the foregoing.

COUNCIL POLICY

On March 1, 2005 Council approved the Official Development Plan for the Southeast False Creek ("SEFC") neighbourhood, which sets the framework for development of the SEFC neighbourhood, including the Olympic Village sub-area.

Funding for all capital expenditures must be approved by Council and Council approves the award of contracts that exceed \$300,000. Council approval is required for this contract because funding is directly from the Property Endowment Fund: Southeast False Creek Development for which no overall budget approvals are in place.

PURPOSE

This report seeks authorization to award the construction contract for the removal and disposal of the decking and piles in the Southeast False Creek inlet.

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.

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.

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 the Olympic Village sub-area of Southeast False Creek.

DISCUSSION

Design of the public infrastructure required in the Olympic Village sub-area of Southeast False Creek is expected to be completed in early 2006. Construction of the waterfront, roads, and other public infrastructure will begin shortly afterwards.

In order for this construction to begin on time, site preparation must begin in early January, 2006. The first piece of work that is required is the removal and disposal of the decking and piles found in the inlet located in Southeast False Creek northwest of the Domtar Salt Building.

This report recommends authorizing the City Manager to enter into a contract with JJM for this work. This is the first of a number of construction contracts for public infrastructure required for the Olympic Village.

Through a public tendering process, the following tenders were received. The prices listed are based on a lump sum amount for removal and disposal of decking, garbage and steel remnants, removal to on-site storage of railway rails and fencing, and a unit price for pile removal and disposal based on an estimated 275 piles. The contractor will be paid for the actual number of piles removed, whether it is more or less than 275, as verified by the Project Engineer.

JJM Construction Ltd.	\$265,000.00
Online Constructors Ltd.	\$274,603.75
Fraser River Pile and Dredge Ltd.	\$276,040.00

The bids are all within the estimated cost for this work. On the basis of best value, it is recommended that the decking and pile removal and disposal contract be awarded to JJM, for the estimated amount of \$265,000.00 plus GST.

FINANCIAL IMPLICATIONS

Although Council has approved the development framework and financial strategy for the Southeast False Creek neighbourhood, an overall project budget is not yet in place. To date, Council has approved funding of \$712,000 for the operation of the SEFC Project Office in 2005 and \$615,000 annually starting in 2006, and \$1.625 million for the Integrated Site Servicing Plan. These approvals along with the anticipated site servicing costs will be reflected in the more comprehensive project budget that will be reported to Council in the new year.

The work being contracted in this report has an estimated cost of \$265,000.00 plus GST. Funding is to be provided by the Property Endowment Fund: Southeast False Creek Development.

ENVIRONMENTAL IMPLICATIONS

The Project Office has been working with the member agencies of the Burrard Environmental Review Committee and anticipates receiving authorization to proceed with in-water works for the construction of the Southeast False Creek project, including the work outlined in the Council report, from the Department of Fisheries and Oceans Canada by November 30, 2005.

CONCLUSION

Following a public tender process and evaluation of the bids for the inlet decking and pile removal and disposal, the SEFC Project Manager recommends JJM Construction Ltd. be retained for this work.

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