

# LATE DISTRIBUTION FOR COUNCIL - JULY 11, 2006

# A17



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: July 5, 2006  
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Meeting Date: July 11, 2006

TO: Vancouver City Council

FROM: Project Manager, Southeast False Creek & Olympic Village

SUBJECT: Southeast False Creek and Olympic Village - Award of Contract for Construction of a Steel Sheet Pile Bulkhead and Steel Pipe Piling

#### 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 Fraser River Pile and Dredge Ltd. ("Fraser River Pile") for construction of a steel sheet pile bulkhead and steel pipe piling at an estimated cost of \$3,695,177 plus GST, with 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 A, B, C and D above.

## **COUNCIL POLICY**

On March 1, 2005 Council approved the Official Development Plan ("ODP") 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 also required for this contract because funding is directly from the Property Endowment Fund: SEFC Development.

## **PURPOSE**

This report seeks authorization to award the contract for construction of a steel sheet pile bulkhead and steel pipe piling along the waterfront of the Olympic Village sub-area of SEFC.

## **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 selecting a developer and work with the developer to design and construct the buildings on City lands in the Olympic Village (Sub-area 2A) 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 SEFC at an estimated cost of \$1,625,000 plus GST.

On December 13, 2005, Council authorized the City Manager to enter into a contract with JJM Construction Ltd. for the removal and disposal of decking and piles in the SEFC inlet at an estimated cost of \$265,000 plus GST.

On January 17, 2006, Council authorized the City Manager to enter into a contract with Ruskin Construction Ltd. for the construction, maintenance and deconstruction of a cofferdam at the inlet on the Olympic Village site, at an estimated cost of \$1,034,000 plus GST.

On March 7, 2006, Council authorized the City Manager to enter into a contract with Quantum Remediation Inc. for site preparation excavation and backfill, at an estimated cost of \$4,671,967.50 plus GST.

On March 21, 2006, Council authorized the City Manager to enter into a contract with Geopac West Ltd. for waterfront densification, at an estimated cost of \$767,250 plus GST.

On April 4, 2006, Council authorized the City Manager to enter into a contract with HAZCO Environmental Services Ltd. for road excavation, backfill and storm water outfall construction at an estimated cost of \$8,619,401.60 plus GST.

On April 21, 2006, Council authorized the City Manager to enter into six construction phase consultancy contracts for an estimated total cost of \$2,308,763.00 plus GST.

On June 27, 2006, Council authorized the City Manager to enter into a contract with BelPacific Excavating and Shoring Limited Partnership for construction of roads and utilities within the Olympic Village sub-area of SEFC at an estimated cost of \$7,847,080.00 plus GST.

## DISCUSSION

Design of the public infrastructure required in the Olympic Village sub-area of SEFC is nearing completion and construction of the waterfront, roads, and other public infrastructure has begun.

Detailed cost estimates for the construction of the waterfront, roads, and other public infrastructure are being prepared as part of the integrated site servicing design work currently underway. Once these cost estimates are finalized, the SEFC Project Manager will report back to Council with a detailed project budget for all public infrastructure construction and site servicing. This report will be presented to Council ahead of the Olympic Village (Sub-area 2A) rezoning.

In order for construction to begin on time, site preparation began in early January 2006 with the removal and disposal of the decking and piles in the inlet located northwest of the Salt Building. Construction of a cofferdam to facilitate work in and around the inlet began in early February and is now completed. In early April, the site preparation, excavation and backfill contract and the waterfront densification contract began. Both are now completed. Later in April, the road excavation and backfill and storm water outfall construction began.

Construction of the roads and utilities in the Olympic Village sub-area of SEFC, including the installation of water, sanitary, storm, district heating, lighting, electrical and telecommunications infrastructure, is beginning this month.

The next scheduled construction activity is the construction of a steel sheet pile bulkhead and steel pipe piling along the waterfront of the Olympic Village sub-area of SEFC. This steel sheet pile bulkhead and steel pipe piling will retain the shoreline, support the future timber walkway surrounding the inlet and support the future outlook structures designed into the eastern portion of the waterfront. This report recommends authorizing the City Manager to enter into a contract with Fraser River Pile for this work.

Through a public tendering process, tenders were received from Fraser River Pile, Ruskin Construction Ltd. and Surespan Construction Ltd. Prices listed in Table 1 exclude GST and are based on a lump sum amount for mobilization and unit rates for excavation, backfill, supply and placement of sheet and pipe piles, tie rods and ground anchors, and concrete work. The

contractor will be paid for the actual quantities of material used, whether it is more or less than the amount estimated.

Table 1: Tender Prices

	Tender Price
Fraser River Pile	\$3,695,177.00
Ruskin Construction Ltd.	\$3,741,230.35
Surespan Construction Ltd.	\$4,258,572.00

On the basis of best value, it is recommended that the steel sheet pile bulkhead and steel pipe piling construction contract be awarded to Fraser River Pile, for the estimated amount of \$3,695,177 plus GST.

#### FINANCIAL IMPLICATIONS

Although Council has approved the development framework and financial strategy for the SEFC neighbourhood, an overall project budget is not yet in place. To date, Council has approved the following funding:

Table 1: Summary of Funding Approvals To Date

SEFC Project Office (2005)	\$712,000.00
SEFC Project Office (2006)	\$615,000.00
Integrated Site Servicing Design - Stantec	\$1,625,000.00
Inlet Decking and Pile Removal Contract - JJM	\$265,000.00
Cofferdam Contract - Ruskin	\$1,034,000.00
Interim Site Servicing Budget	\$1,000,000.00
Inlet Site Preparation Contract - Quantum	\$4,671,967.50
Waterfront Densification Contract - Geopac	\$767,250.00
Road Excavation, Backfill, Storm Outfall Contract - HAZCO	\$8,619,401.60
Six Construction Phase Consultancies	\$2,308,763.00
Roadwork and Utilities Contract - BelPacific	\$7,847,080.00
Total:	\$29,465,462.10

The above-noted approvals along with the anticipated remaining site servicing costs will be reflected in a more comprehensive project budget that will be reported to Council ahead of the Olympic Village (Sub-area 2A) rezoning.

This contract has an estimated cost of \$3,695,177 plus GST, with funding to be provided by the Property Endowment Fund: Southeast False Creek Development.

The total budget to date, including the proposed contract award requested in this report, is well within the amount allocated in the original pro-forma for the SEFC development.

#### **ENVIRONMENTAL IMPLICATIONS**

An Approval in Principle ("AIP") for the SEFC city owned lands was received from the Province of British Columbia on June 14, 2005.

The Project Office has been working with the member agencies of the Burrard Inlet Environmental Review Committee ("BERC") and on November 25, 2005 received authorization from the Department of Fisheries and Oceans Canada to proceed with construction of the SEFC project.

The work described in this report will be completed in compliance with the terms of the AIP and BERC authorization(s).

#### **CONCLUSION**

Following a public tender process and evaluation of the bids for steel sheet pile bulkhead and steel pipe piling construction, the SEFC Project Manager recommends Fraser River Pile be retained for this work.

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