



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: April 24, 2007
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RTS No.: 06678
VanRIMS No.: 05-1000-30
Meeting Date: May 1, 2007

TO: Vancouver City Council

FROM: The Project Manager for the Southeast False Creek & Olympic Village Development (the "Project Manager")

SUBJECT: Southeast False Creek and Olympic Village - Award of Contract C107 for Waterfront Construction

RECOMMENDATION

- A. THAT a budget of \$14,000,000.00 be approved for the waterfront construction of Southeast False Creek ("SEFC") Area 2A and related work (collectively, "Waterfront Construction"), with funding to be provided by the Property Endowment Fund: Southeast False Creek Development.
- B. THAT, subject to the conditions set out in Recommendations C, D and E, the City Manager be authorized to enter into a contract with Wilco Landscape Contractors Ltd. ("Wilco") for the Waterfront Construction of SEFC Area 2A at an estimated cost of \$12,240,208.00 plus GST, with funding to be provided by the budget established pursuant to Recommendation A.
- C. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendation B.
- D. THAT all such legal documents be on terms and conditions satisfactory to the City Manager and the Director of Legal Services.
- E. THAT no legal rights or obligations will be created or arise by Council's adoption of Recommendations B, C and D 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, D, and E above.

COUNCIL POLICY

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 approval of the budget for the Waterfront Construction of SEFC Area 2A, and seeks authorization to award a contract for the Waterfront Construction to Wilco Landscape Contractors Ltd.

BACKGROUND

On March 1, 2005, Council approved the Official Development Plan ("ODP") for the SEFC neighbourhood, which sets the framework for development of the SEFC neighbourhood, including Area 2A (the site of the Olympic Village).

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 City-owned lands in SEFC (including Area 2A, the site for the Olympic Village), 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 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.

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 of these contracts are now completed. Later in April, the road excavation and backfill and storm water outfall construction began. Construction of the roads and utilities in SEFC Area 2A, including the installation of water, sanitary, storm, district heating, lighting, electrical and telecommunications infrastructure began in July. Construction of the habitat island and shoreline began in August 2006.

DISCUSSION

The next scheduled public works construction activity is the Waterfront Construction work, which includes the pedestrian walkway and asphalt pathway, soft and hard landscaping, granite seating blocks, a pedestrian bridge across the inlet, a timber walkway around the inlet, viewing platforms at the shoreline edge, a footbridge across the wetland in the Hinge

Park, temporary connections to the existing waterfront pathway, architectural features, and lighting.

Completion of the Waterfront Construction will occur in two phases. Approximately 80% of the waterfront will be constructed during Phase 1, from May 2007 to October 2007. The remaining portion will be constructed in 2009 after the buildings on the development parcels north of Athletes Way have been constructed. It is expected that the waterfront will be opened to the public in late 2007. This report recommends authorizing the City Manager to enter into a contract with Wilco for the Waterfront Construction work.

Through a public tendering process, tenders were received from Wilco and JJM Construction Ltd.. Prices listed in Table 1 exclude GST, and are based on lump sum amounts and unit rates (as noted in the Tender Documents) for mobilization, excavation, backfill, concrete unit pavers, plant material, timber decking, handrails, asphalt, steel beams and pipe piles, pedestrian bridge fabrication and erection, precast and cast-in-place concrete, architectural features, lighting components, etc.. 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
Wilco	\$12,240,208.00
JJM Construction Ltd.	\$17,142,130.40

On the basis of best value, it is recommended that the Waterfront Construction contract be awarded to Wilco for the estimated amount of \$12,240,208.00 plus GST.

FINANCIAL IMPLICATIONS

This report recommends that Council establish a budget of \$14,000,000 for the Waterfront Construction of SEFC Area 2A, and award a contract to Wilco at an estimated cost of \$12,240,208.00 plus GST, with funding to be provided by the Property Endowment Fund: SEFC Development.

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

In addition to the capital costs associated with the Waterfront Construction, there will also be maintenance and operating cost implications to Engineering and the Parks Board. A companion report prepared by the General Manager of Engineering Services (RTS 06673) outlines the expected annual maintenance costs for Engineering Services. The Park Board will take on maintenance of the plantings along the waterfront, and will include any operational budget increase requests in their annual added basic requests.

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).

SOCIAL IMPLICATIONS

In furtherance of the Vancouver Agreement and the City's objectives for the 2010 Olympic and Paralympic Games, the Tender Documents for Contract No. C107 included evaluation criteria to encourage Tenderers to involve the Aboriginal Community and Inner-city Residents/Businesses in the waterfront construction. Wilco has included the following Aboriginal Community and Inner-city involvement in their bid:

- o Aboriginal Community involvement will include an estimated \$250,000 of gravel to be supplied by an Aboriginal gravel company and one site administrative position to be filled with a person from an Aboriginal Band.
- o Three to four labour positions for an estimated five month duration will be provided by an Inner-city Business.

Details of both commitments are provided by Wilco to the City's satisfaction.

CONCLUSION

The SEFC and Olympic Village Project Manager seeks Council approval to allocate a budget of \$14,000,000 for the Waterfront Construction of SEFC Area 2A, and to retain Wilco at an estimated cost of \$12,240,208.00 plus GST, with funding to be provided by the Property Endowment Fund: SEFC Development.

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