



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: May 3, 2007
Author: Garrick Bradshaw
Phone No.: 604.873.7616
RTS No.: 06697
VanRIMS No.: 03-1200-30
Meeting Date: May 15, 2007

TO: Vancouver City Council

FROM: Director, Facility Design and Management

SUBJECT: Vancouver Police Department - Dog Squad Offices and Kennels - 755 Evans Avenue - Environmental Risk Assessment - Consultant Appointment

RECOMMENDATION

- A. THAT Franz Environmental Inc. be appointed as the environmental consultant for site environmental risk assessment work of Vancouver Police Department - Dog Squad Offices and Kennels at 755 Evens Avenue at a maximum cost of \$180,000 plus GST; source of funding to be the Dog Squad and Kennel Relocation Capital;
- 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 General Manager of Corporate Services and the Director of Legal Services; and
- D. That no legal rights or obligations will be created or arise by Council's adoption of Recommendation A, B and C above unless and until such legal documents are executed and delivered by the Director of Legal Services.

GENERAL MANAGER'S COMMENTS

The General Manager of Corporate Services RECOMMENDS approval of A, B, C and D.

COUNCIL POLICY

- . Council approval is required for the award of consultant contract with a value over \$30,000.
- . Contracts are to be awarded on the basis of best value for the City.

PURPOSE

The purpose of this report is to seek Council's approval for the award of a Consultant Contract for the VPD Dog Squad Offices and Kennel- Site Assessment Work, to be funded from the Dog Squad and Kennel Relocation Capital.

BACKGROUND

The VPD Dog Squad is located on Property Endowment Fund property adjacent to 1st Avenue to the south and Cambie to the west. This site has been slated for redevelopment as part of the South East False Creek project. In 2006, a site at Evans Avenue and Begg Street was identified as the new site for this facility.

On February 28, 2006, Council approved the appointment of a design team, led by Chernoff Thompson Architects to commence design work. The design team has completed the schematic design. In order to determine the overall scope of work and associated costs, Franz Environmental Inc. was retained in May 2006 by Real Estate Services to prepare a Stage 1 Preliminary Site Investigation. The result of the Stage 1 Investigation identified an area of potential concern possibly from historic activities at this site, such as in-filling of the property, historical coal storage and coal gasification.

Due to the presence of contaminated materials, site development will require environmental approvals from the provincial government. The City of Vancouver will also require a Certificate of Compliance prior to the release of an occupancy permit.

On March 13, 2007, Council approved full funding, at the cost of \$3.403 million, for the relocation and completion of the project. The approved funding included environmental work being identified earlier.

DISCUSSION

The site at 755 Evans Avenue and surrounding area has been reclaimed from False Creek in circa 1900, filled with a variety of material, ranging from dredge material from False Creek, to slag, hog fuel and miscellaneous waste.

Since the original filling, the area has been used for industrial purposes, such as Canadian Pacific Railway locomotive cleaning and coal storage, meat packing plants and repair shops. Since mid to late 1980's, the area has been used more for retail and warehousing purposes than for industrial purposes.

Stage 1 Preliminary Site Investigation identified various contaminated materials from the fill material and groundwater samples. Redevelopment will require environmental approval from

the provincial government. Once the site is involved in the development process, the City of Vancouver, as the authority having jurisdiction, will require a Certificate of Compliance (CoC) before an occupancy permit can be released.

A CoC can be obtained by remediation or by risk assessment. Based on the types of contaminants being identified in the site's soil and groundwater, the consultant has recommended the risk assessment approach as achievable and the more cost effective of the two options.

Franz Environmental Inc. was retained for the Stage 1 Preliminary Site investigation. They are familiar with the site and have managed similar process of other projects successfully. Their fee for the services to be provided is reasonable in this field. Going through a formal RFP process will delay the project significant and increase the project costs. For the liability reason, other consultant has to do another run of Stage 1 Investigation before doing Site Assessment Work. Based on these considerations, it is recommended that Franz Environmental Inc. be retained to carry on the second phase of the environmental work-site assessment work without a public tender process.

FINANCIAL IMPLICATIONS

The maximum contract value for the site environmental risk assessment work is \$180,000 plus GST; source of funding to be the Dog Squad and Kennel Relocation Capital approved on March 13, 2007.

Delaying this awarding of the contract, the overall project schedule will be prolonged and the project cost will be increased.

CONCLUSION

Obtaining a Certificate of Compliance is a mandatory requirement for clearing the site for development of the VPD Dog Squad Offices and Kennel. Franz Environmental Inc. has completed Stage 1 Investigation of the site and is familiar with all site conditions and approval process. The cost for this work is within the approved budget. Awarding this contract to Franz Environmental Inc. is on the basis of best value for the City.

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