



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: April 24, 2007
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VanRIMS No.: 13-1400-22
Meeting Date: May 17, 2007

TO: Standing Committee on City Services and Budgets
FROM: General Manager of Engineering Services
SUBJECT: Granville Street Redesign

RECOMMENDATION

- A. THAT Council receive for INFORMATION the project plan, schedule, and resources required to complete the detailed design and public consultation process.
- B. THAT subject to the conditions set out in Recommendations C, D and E, the General Manager of Engineering Services be authorized to enter into a contract with PWL Partnership Landscape Architects Inc. for the provision of landscape architectural consulting services at a maximum contract value of \$373,011.45 plus GST, with funding provided from the 2006 Streets Basic Capital Budget for Granville Mall Reconstruction.
- 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 General Manager of Engineering Services 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.

- F. THAT staff report back on the final design complete with construction cost estimates and funding sources.

GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services RECOMMENDS approval of recommendations A through F.

COUNCIL POLICY

Consulting contracts with a value over \$30,000 are referred to Council for approval.

On April 18th, 2006 Council approved advancing the "Modified Enhanced Existing" redesign concept for Granville Street to the final design stage with modifications to maintain vehicular access along the 900 block and to increase occasional vehicular access through the mall by expanding the eligibility of Granville Mall access permits.

Council directed staff to report back on the resources, schedule and funding sources required for undertaking the final detailed design and public consultation process.

PURPOSE

This report is a follow up to Council's approval of the "Modified Enhanced Existing" design concept for downtown Granville Street. It provides a general outline of the work involved to undertake the detailed design and construction of this major street improvement, including public consultation and contract management. Furthermore, this report seeks authorization to award the contract for the streetscape and landscape design of the public realm updating Granville Street between Granville Bridge and Waterfront Station.

BACKGROUND

As an outcome of the 2000-2002 Downtown Transportation Plan (DTP) process, Council directed staff to undertake a redesign study of Granville Street. Fundamental parameters for the study were to enhance the environment in the Downtown, integrate improvements to the streetscape, greenway, entertainment district and retail/commercial activity all in consultation with landowners and commercial/residential stakeholders. The study was jointly funded and conducted in partnership with Translink. City staff commenced the conceptual design phase in late 2003 in consultation with consultants and numerous stakeholder groups, including but not limited to the Downtown Vancouver Business Improvement Association (DVBIA), merchants and property owners along the street. After much iteration, design concepts were developed and Council approved advancing the "Modified Enhanced Existing" concept to the final design stage on April 18th, 2006.

DISCUSSION

Resource Requirements

Internal Resources - A project office has been created within Engineering and a Project Manager appointed to oversee the project from detailed design phase through public consultation and final approval, to construction and contract management. A Planning Assistant is being retained to assist the Project Manager with design reviews, project coordination and communications.

Staff will also be developing a management plan for Granville Street in collaboration with the DVBA as requested previously by Council. This will be the responsibility of the Streets Administration Branch. Streets Administration will be working closely with the businesses along Granville Street to implement a structure and management model encompassing roles, responsibilities and funding for desired activities and services as well as addressing the eligibility of Granville Mall vehicular access permits. Frequent and recurrent consultation within the development of a management and programming regime is anticipated to continue.

It is expected that other project activities can be carried out by various Engineering branches under existing processes and staffing resources.

External Resources - A Landscape Architect Consultant is required to bring the concept design to life. The consultant will address the public realm design such as landscaping, material selection, lighting selections, street furniture, flow of activity, space utilization, public art, plazas and seating areas. (Refer to the Public Realm Design Consultancy section of this report.)

Key Dates

A project plan has been developed and key dates are referenced below. The Project Manager will report back to Council, following the public process, with detailed designs and construction estimates.

TASK	PROPOSED TIMELINE
Geometric design (agreement from Translink required)	March - April 2007
Retain Landscape Architect consultant	May - June 2007
Streets design	April - July 2007
Public realm design	May - September 2007
Public Open House	September 2007
Council Meeting (report on detailed design and construction cost estimates)	October - November 2007
Construction tender package	September 2007 - March 2008
Construction Procurement (invite early Expression of Interest 'EOI' to contractors and create short list)	September 2007 - June 2008
Utilities Construction	February 2007 - July 2008
Granville Street Reconstruction	July 2008 - September 2009
Canada Line - Vancouver City Centre Station - Final Completion	July 2009

Canada Line - Waterfront Station - Final Completion	July 2009
Canada Line Train in full service	November 2009

Public Realm Design Consultancy - Request for Proposals ("RFP")

In consultation with Engineering, Planning, Purchasing and Legal Services, a RFP was prepared for Landscape Architect consulting services. The RFP was issued on March 9th, 2007 and was advertised on the City's website, the BC Bid website and in the Vancouver Sun. The RFP closed on April 3rd, 2007. Four proposals were received and distributed to a pre-determined evaluation committee for review.

Evaluation

An evaluation committee was established to review the proposals and decide on a successful proponent, or proponents. The Committee was made up of staff in Engineering Streets Design, Greenways & Neighbourhood Transportation and Planning. The evaluation process was administered by Purchasing.

The proposals were evaluated using an evaluation matrix created prior to RFP close. The matrix measured demonstrated ability, qualifications and experience of each proponent, proposed methodology, available resources and schedule, references and best value to the City based on quality, service and price. The results were also discussed with the Granville Redesign Committee made up of senior City staff representing internal stakeholders.

Based on the review of the four proposals, the submission provided by PWL Partnership Landscape Architects Inc. emerged as the strongest proposal, providing best overall value to the City. The evaluation team and committee recommend that PWL Partnership Landscape Architects Inc. be awarded this contract at a maximum value of \$373,011.45 plus GST.

FINANCIAL IMPLICATIONS

The 2006 & 2007 Capital Budgets provide a total of \$11 Million for the reconstruction of Granville Street, which includes cost sharing recoveries from Translink.

The maximum value of the contract with PWL Partnership Landscape Architects Inc. is \$373,011.45 plus GST.

Funding for the project team and the landscape consultancy contract will be provided from the capital allocation approved for Granville Mall Reconstruction. Project activities to be carried out by other Engineering branches will be covered under existing processes and resources.

PERSONNEL IMPLICATIONS

The project team includes the Project Manager, Planning Assistant and the Landscape Architect Consultant who will work closely with existing staff from various Engineering branches for the duration of the project.

CONCLUSION

A project office has been established and staffing is proceeding. A work program has been developed for the next steps including the detailed design and public consultation process.

Following a procurement process and evaluation of the proposals for Landscape Architect consulting services, the evaluation team recommends PWL Partnership Landscape Architects Inc. be retained for this work.

The Project Manager will report back to Council subsequent to the public process consultations, with the final detailed design and a construction cost estimate with proposed construction strategy and schedule.

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