



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: June 25, 2008  
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Meeting Date: July 8, 2008

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 C114 for Hinge Park Construction

### **RECOMMENDATIONS**

- A. THAT a budget of \$6,000,000.00 be approved for the construction of Hinge Park in Southeast False Creek ("SEFC") and related work (collectively, "Hinge Park Construction"), with funding to be provided by the SEFC Development Financial Plan (Development Cost Levies).
- B. THAT, subject to the conditions set out in Recommendations C, D and E, the Director of Legal Services (on behalf of the City) be authorized to enter into a contract with Tybo Contracting Ltd. for the Hinge Park Construction in SEFC at an estimated cost of \$4,932,168.48 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.

## **PURPOSE**

This report seeks approval of the budget for the Hinge Park Construction in SEFC, and seeks authorization for the Director of Legal Services to award a contract for the Hinge Park Construction to Tybo Contracting 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 2006 and is now completed. In early April 2006, the site preparation, excavation and backfill contract and the waterfront densification contract began. Both of these contracts are now completed. Later in April 2006, 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 2006. Construction of the habitat island and shoreline began in August 2006 and were completed in February 2007. Construction of the waterfront seawall began in May 2007, and Phase 1 of that work was completed and officially opened to the public in May 2008.

## **DISCUSSION**

The next scheduled public works construction activity is the Hinge Park Construction work, which includes the civil, structural, electrical and landscape work. Construction of Hinge Park will commence in July 2008 and be completed by September 2009.

Through a public tendering process, tenders were received from JJM Construction Ltd., Tybo Contracting Ltd., and Wilco Landscape Westcoast Inc.. 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, wetland liner, concrete unit pavers, plant material, timber decking, handrails, asphalt, structural steel, cast-in-place concrete, architectural features, and lighting components, etc.. The contractor will be paid for the actual quantities of material used and work completed, whether it is more or less than the unit amounts estimated.

Table 1: Tender Prices

	Tender Price
JJM Construction Ltd.	\$8,099,219.00
Tybo Contracting Ltd.	\$4,932,168.48
Wilco Landscape Westcoast Inc.	\$7,936,618.30

On the basis of best value to the City, it is recommended that the Hinge Park Construction contract be awarded to Tybo Contracting Ltd. for the estimated amount of \$4,932,168.48 plus GST.

### **FINANCIAL IMPLICATIONS**

This report recommends that Council establish a budget of \$6,000,000 for the Hinge Park Construction in SEFC, and award a contract to Tybo Contracting Ltd. at an estimated cost of \$4,932,168.48 plus GST, with funding to be provided by the SEFC Development Financial Plan (Development Cost Levies).

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 Hinge Park Construction, there will also be maintenance and operating cost implications to the Vancouver Board of Parks and Recreation (Parks Board). The Parks Board will take on maintenance and operation of Hinge Park one year after substantial completion of the construction work. The maintenance and operation cost (including major maintenance, sanitation and horticulture) for the new park is estimated at \$132,000 per annum. The final added basic budget for the Hinge Park maintenance and operation program will be determined/approved as part of the Parks Board annual budget review.

### **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 Winter Games, the tender documents for Contract No. C114 included evaluation criteria to encourage tenderers to involve the "Aboriginal Community" and "Inner-city Residents/Businesses" in the Hinge Park Construction. Tybo Contracting Ltd. has included the following Aboriginal Community and Inner-City involvement initiatives in its bid:

- Aboriginal Community involvement will include an estimated \$75,000 of excavating subcontracting work and one machine operator position to be filled with a person from an Aboriginal Band.
- Two labour positions for estimated six month duration will be filled by Inner-City residents.

Details of both commitments are provided by Tybo Contracting Ltd. to the City's satisfaction.

### ***CONCLUSION***

The SEFC and Olympic Village Project Manager seeks Council approval for a budget of \$6,000,000 for the Hinge Park Construction in SEFC, and authority to enter into a contract with Tybo Contracting Ltd. at an estimated cost of \$4,932,168.48 plus GST, with funding to be provided by the SEFC Development Financial Plan (Development Cost Levies).

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