



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: September 18, 2008  
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Meeting Date: September 30, 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 C113 for Streetscape Construction

### **RECOMMENDATIONS**

- A. THAT a budget of \$8,500,000.00 be approved for the streetscapes construction in Southeast False Creek ("SEFC") and related work (collectively, "Streetscape 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 Director of Legal Services (on behalf of the City) be authorized to enter into a contract with Wilco Landscape Westcoast Inc. ("Wilco") for Streetscape Construction in SEFC at an estimated cost of \$6,438,765.80 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; and
- 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 Streetscape Construction in SEFC, and seeks authorization for the Director of Legal Services to award a contract for the Streetscape Construction to Wilco Landscape Westcoast Inc.

### **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.

On July 19, 2005, Council approved the award of the integrated site servicing design contract to Stantec Architecture. Under this contract and as a sub-consultant to Stantec Architecture, PWL Landscape Architects completed the SEFC Public Realm Plan. The SEFC Public Realm Plan is the conceptual design framework to guide the detailed design of the public realm in SEFC. The SEFC Public Realm Plan was approved by Council on July 20, 2006. The SEFC streetscapes design takes the SEFC Public Realm Plan to the detailed design stage.

SEFC 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 Streetscape Construction work, which includes roads, curb and gutter, sidewalks, site/landscape furnishings, trees and other

planting. Streetscapes Construction will commence in October 2008 and be completed by September 2009.

Through a public tendering process, tenders were received from Wilco Landscape Westcoast Inc., and Canadian Lawn Care Services. 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, paving, concrete work including curb and gutter, sidewalks, planters and banding, concrete unit pavers, permeable pavers, granite finishes, soil cells, site/landscape furnishings, architectural features, trees, and plantings. 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
Wilco Landscape Westcoast Inc.	\$6,438,765.80
Canadian Lawn Care Services Ltd.	\$12,546,735.75

On the basis of best value to the City, it is recommended that the Streetscape Construction contract be awarded to Wilco Landscape Westcoast Inc. for the estimated amount of \$6,438,765.80 plus GST.

### **FINANCIAL IMPLICATIONS**

This report recommends that Council establish a budget of \$ 8,500,000.00 for the Streetscape Construction in SEFC, and award a contract to Wilco Landscape Westcoast Inc. at an estimated cost of \$6,438,765.80 plus GST, with funding to be provided by the Property Endowment Fund: Southeast False Creek 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 Streetscape Construction, there will also be maintenance and operating cost implications to Engineering Services. Engineering Services will take on day to day maintenance of the constructed Streetscape after substantial completion of the construction work, and full maintenance of the Streetscape after expiration of the two year warranty period. Later this year, Engineering Services will bring forward a report to Council requesting operating budget increases to cover maintenance of the constructed Streetscape.

### **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**

The SEFC and Olympic Village Project Manager seeks Council approval for a budget of \$8,500,000.00 for the Streetscape Construction in SEFC, and authority to enter into a contract with Wilco Landscape Westcoast Inc. at an estimated cost of \$6, 438,765.80 plus GST, with funding to be provided by the Property Endowment Fund: Southeast False Creek Development.

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