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CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: December 10, 2008
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Meeting Date: December 16, 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 C115 for Plaza Construction

RECOMMENDATIONS

- A. THAT a budget of \$4,250,000.00 be approved for the plaza construction in Southeast False Creek ("SEFC") and related work (collectively, "Plaza 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 Holland Landscapers (1990) Ltd. ("Holland") for Plaza Construction in SEFC at an estimated cost of \$3,707,089.68 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 Plaza Construction in SEFC, and seeks authorization for the Director of Legal Services to award a contract for the Plaza Construction to Holland.

BACKGROUND

On March 1, 2005, Council approved the SEFC ODP, which sets the framework for development of the SEFC neighbourhood, including Area 2A.

On May 12, 2005, Council approved the establishment of the SEFC and Olympic Village Project Office (the "Project Office") to manage the development of Area 2A (the Olympic Village) and the other City-owned lands in SEFC. The work plan of the Project Office includes three main tasks:

1. the design and construction of public spaces and infrastructure by hiring and coordinating a team of design consultants and construction contractors to design and build the public infrastructure, roads, waterfront, plaza and parks;
2. selecting and working with a developer (the Vancouver Salt Company) to design and construct the shell rehabilitation of the Salt Building, a Heritage Class B listed building, which will continue to be owned by the City; and
3. selecting and working with a developer (Millennium) to design and construct the remaining buildings in SEFC Area 2A (the Olympic Village).

On July 20, 2006, Council approved the SEFC Public Realm Plan completed by Stantec Architecture and PWL Landscape Architects. The SEFC Public Realm Plan included a conceptual framework for the Plaza.

On April 15, 2008, Council approved the Plaza design and construction review services consultancy award to Phillips Farevaag Smallenberg Landscape Architects ("PFS"). In May, two public meetings were held to review the Plaza conceptual design prepared by PFS. With this input and the continued involvement of stakeholders and City staff, PFS completed the detailed design in October.

The construction of the public spaces and infrastructure began with site preparation in early January 2006. The first contract included the removal of decking and piles in the inlet northwest of the Salt Building. This work was followed by six other completed contracts that included the following work items: construction and removal of a cofferdam to facilitate the environmental remediation of the inlet area; removal of contaminated material from the roadways and backfill with clean material; densification of the waterfront to increase the structural stability of this area; installation of sheet pile and rip rap along the waterfront; and construction of the island.

The construction of the public spaces and infrastructure will continue until October 2009. There are five contracts currently underway: the re-construction of 1st Avenue; construction of the utilities and services within Area 2A; installation of the streetscapes and public realm treatments along the waterfront; installation of the streetscapes and public realm treatments within Southeast False Creek Area 2A; and construction of the park west of Area 2A (the hinge park).

DISCUSSION

The next scheduled public spaces construction activity is the Plaza Construction work, which includes supply and installation of hard and soft landscaping in the plaza area, underground drainage piping and soil cells to support tree growth, site furnishings and lighting. Plaza Construction will commence in January 2009 and be completed by October 2009.

Through a public tendering process, tenders were received from Holland, Wilco Landscape Westcoast Inc., Terra Design Inc., C.A.P. Ventures Ltd., and Canadian Lawn Care Services 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, paving, concrete work including planters and banding, concrete unit pavers, soil cells, site/landscape furnishings, architectural features, trees, lighting 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 |
|----------------------------------|----------------|
| Holland | \$3,707,089.68 |
| Canadian Lawn Care Services Ltd. | \$3,894,052.15 |
| Terra Design Inc. | \$3,936,128.00 |
| C.A.P. Ventures Ltd. | \$4,087,020.00 |
| Wilco Landscape Westcoast Inc. | \$4,662,681.80 |

On the basis of best value to the City, it is recommended that the Plaza Construction contract be awarded to Holland for the estimated amount of \$3,707,089.68 plus GST.

FINANCIAL IMPLICATIONS

This report recommends that Council establish a budget of \$ 4,250,000.00 for the Plaza Construction in SEFC, and award a contract to Holland at an estimated cost of \$3,707,089.68 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.

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 worked 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 authorizations.

CONCLUSION

The SEFC and Olympic Village Project Manager seeks Council approval for a budget of \$4,250,000.00 for the Plaza Construction in SEFC, and authority to enter into a contract with Holland Landscapers (1990) Ltd. for an estimated cost of \$3,707,089.68 plus GST, with funding to be provided by the SEFC Development Financial Plan (Development Cost Levies).

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