



ADMINISTRATIVE REPORT

Report Date: July 14, 2009
Contact: Garrick Bradshaw
Contact No.: 604.873.7616
RTS No.: 08203
VanRIMS No.: 08-2000-20
Meeting Date: July 28, 2009

TO: Standing Committee on City Services and Budgets
FROM: The Director of Facilities Design and Management
SUBJECT: Tender No. C421.201 for Vancouver City Hall North Lawn Improvement - Award of Construction Contract and Approval of Funding Transfer

RECOMMENDATION

- A. THAT Council approve the reallocation of funds to increase the available budget for the City Hall North Lawn Improvement Project from \$407,000 to \$557,000 to allow completion of the "base" project as identified in this report. Source of funds to be:

	Amount	Funding Source
i.	\$40,000	2008 Capital Budget item #W5 for Inspection & Audits
ii.	\$25,000	2009 Capital Budget item #W10 for Facility Security Upgrade
iii.	\$40,000	Unallocated Funds from the 2006-2008 close out
iv.	\$45,000	2009 Capital Budget item W3g for Site Services
	\$150,000	Total

- B. THAT, subject to the conditions set out in Recommendations B and C, the City be authorized to enter into a contract with Novacom Construction Ltd. for the Vancouver City Hall North Lawn Improvement Project for the base scope of work which shall include reconstruction of the stairs at 10th and Cambie, tree relocation and removal along the Cambie Street property line, reconstruction of the retaining wall as per the development permit including grading from the wall to the lawn, and the installation of additional lighting and benches along the pathway, for the cost of \$389,546 (plus applicable taxes). Source of funds to be the budget approved by Council on October 28, 2008 (RTS #7701 refers) and the reallocation of funds proposed in Recommendation A.
- C. THAT, all documents required to implement Recommendation A shall be drawn to the satisfaction of the Director of Legal Services, in consultation with the General Manger of Business Planning and Services provided that no legal rights are hereby created and

none shall arise until all such documents are executed by the Director of Legal Services on behalf of the City.

GENERAL MANAGER'S COMMENTS

This is the last opportunity to complete the restoration and upgrade of the City Hall north lawn following construction of the Canada Line for completion in time for the 2010 Winter Games. The process of getting to tender award stage has been difficult because of the significant design changes identified through the Development Permit process. As a result of these delays and a general escalation in construction costs identified during the tender stage, three components of the proposal have been broken out for separate consideration by Council in order to ensure at least a base project could be completed. These other components are not critical to the restoration project but would further enhance the transition from the City Hall site to Cambie Street and the ability of pedestrians to move along the busy corridor on the west side of City Hall.

The General Manager of Business Planning and Services supports proceeding at least with the base project and therefore RECOMMENDS approval of A, B and C. The other components are not supported at this time and should be delayed until a future date.

COUNCIL POLICY

Council approval is required for Capital funding relocation.

Council approval is required for the award of any construction contract with a value over \$300,000.

Contracts are to be awarded on the basis of the best value for the City.

PURPOSE

The purpose of this report is to seek Council direction on the various options available for completing the City Hall North Lawn Improvements, the approval of the award of a construction contract, and approval of funding.

BACKGROUND

In 2006, Planning and Rapid Transit Office developed the Cambie Streetscape Improvements Plan to widen a few blocks of the Cambie Street east sidewalk from 2nd Avenue to West King Edward Avenue. These improvements include a double row of trees, new streetscape features such as benches and street lighting resulting in a pleasant pedestrian linkage between the new Canada Line stations and Cambie Street.

In 2007, Canada Line construction along Cambie Street demolished a majority of the existing sidewalk on the east side of Cambie Street between 10th Avenue and 12th Avenue. The demolition also included removal of retaining walls and landscape on the City Hall north lawn within the city property line.

Recognizing this as an opportunity to improve the transition between the western and northern margins of the City Hall site, staff from Facilities Design and Management and the

Rapid Transit Office undertook a study to identify ways to enhance the connection from the new Cambie/Broadway station to the City Hall through the North Lawn.

On October 10, 2008, Council approved the following recommendations:

- A. THAT Council approve *in principle* the proposed improvements to the City Hall North Lawn as presented in the following report. The specific details will be dealt with as part of the Development Application process.
- B. THAT Council authorize the General Manager of Business Planning and Services to enter into a contract with Durante Kreuk Ltd. for a fee of not more than \$30,000 (plus applicable taxes) to complete the detailed design, tender, and construction administration for the completion of the proposed landscape improvements work on the City Hall north lawn; source of funds to be the unallocated Inflation Adjustment Allowance in the 2008 Capital Budget.
- C. THAT, following completion and review of the detailed design and tender submissions, Council authorize the General Manager of Business Planning and Services to award a contract for the improvement work mentioned in Recommendation A above with the successful bidder at a cost not to exceed \$377,000 (plus applicable taxes); source of funds to be a credit from the Canada Line Construction project (\$70,000) with the balance provided from the unallocated Inflation Adjustment Allowance in the 2008 Capital Budget.

Following a long application process, a development permit was issued on May 13, 2009. After a public process, eleven pre-qualified contractors were invited to tender the project on June 12, 2009 and the tender closed on June 24, 2009.

DISCUSSION

The proposal approved by the Council on October 10, 2008 comprised of the following components:

- The West Edge North Lawn. Regrading the west edge of the north lawn, removal of overgrown vegetation, and creation of access pathways to Cambie Street.
- Corner of 10th Avenue and Cambie Street. Creation of a new welcoming entry point for visitors arriving from the new station at the corner of Broadway and Cambie Street.
- 10th Avenue Corridor. Removal of vegetation and overgrown trees to increase the visual connection and light levels along 10th Avenue.
- North Lawn Existing Pathway. The addition of new benches and lighting along the existing asphalt pathway.
- Corner of 12th Avenue and Cambie Street. Widening of the existing sidewalk to decrease pedestrian congestion.
- Entrance to the Lower Deck Parking Area. Realignment of the existing driveway to create a perpendicular connection to Cambie Street.

This scheme emphasized an open transition between the north lawn and Cambie Street with tapered landscape without any walls. The proposal was intended to create a more open and welcoming invitation to the residents of Vancouver and visitors arriving for the 2010 Olympic Games. By deleting the retaining wall, the construction would be simplified and the cost minimized.

As part of development permit application process, no significant objection of the scheme was raised during public consultation. However, during Development Permit review process, Planning staff requested that the retaining wall along Cambie Street to be restored.

After a long negotiation process, a compromised scheme was developed to replace the retaining wall but create some entry points onto the north lawn to provide some physical linkage between the lawn and the Cambie Street sidewalk. The development permit was issued on May 13, 2009

As a result of this redesign, the overall project budget has been increased significantly due to the need for several iterations of redesign and the requirement from the Planning Department to reconstruct the retaining wall. The project schedule for construction to commence in the Spring of 2009 has now been delayed to the Summer of 2009.

Of the eleven firms that were pre-qualified, three (3) firms submitted a complete tender which was opened in public on June 24, 2009.

The compliant bids for the full scope of work (base and additional) are summarized as follows:

<u>Bidder</u>	<u>Total Price</u> <u>(exclusive of GST)</u>
Novacom Construction Ltd.	\$515,601
n. Wallace & Company Ltd.	\$668,693
CDC Construction Ltd.	\$937,603

Based on the tender results, the bid from Novacom Construction Ltd is considered the best value, compliant bid. The "base" work component of the tender is \$389,546.

All tender prices received will result in the project budget, approved on October 28, 2008, being exceeded. As a result, staff have divided the project into a "base" project which includes reconstruction of the stairs at 10th and Cambie, tree relocation and removal along the Cambie Street property line, reconstruction of the retaining wall as per the development permit including grading from the wall to the lawn, and the installation of additional lighting and benches along the pathway. Implementation of the "base" project will require an additional \$150,000 over the 2008 approved budget. Funding sources for this additional amount are proposed in the Financial Implications section.

In addition, three additional components contemplated in the October 28, 2008 proposal but which are not part of the base plan, are identified for Council information. These components include improvements to the north-east corner of 12th and Cambie, realignment of the entrance to the lower parking lot and installation of the accessible pathway along the south edge of the realigned entrance for an additional cost of \$126,055. As there is no identified funding source for these items and because they are not critical to the rehabilitation of the north lawn in time for the 2010 Games, it is recommended they be deferred for future consideration.

Staff recommend that a construction contract be awarded to Novacom Construction Ltd., the lowest compliant bidder, for the base project in the amount of \$389,546.

Tree Removal

On October 10, 2008, Council requested staff to report back on the proposed trees to be removed. Based on the recommendations from the Park Board Arborist and the Landscape Architect, a total of 7 mature trees have been identified for removal (see Appendix 3).

1. Two existing unstable maple trees at the northwest edge of the north lawn will be removed due to widening of the sidewalk.
2. One holly tree on north lawn will be removed for the construction of a new stair to replace the aged concrete stair at the 10th and Cambie corner.
3. One maple tree at the entrance of the driveway to the City Hall lower deck and one close to the existing bus stop will be removed since their roots are constricted and the trees are dying
4. Two maple trees at the base of the stairs between the upper parking deck at City Hall and the sidewalk along Cambie Street will be removed. One is suffering from crown dieback and the other is dead. (See the attached two-page tree report)

The loss of these trees will be offset by the additional trees to be installed along the property margin along the sidewalk.

FINANCIAL IMPLICATIONS

Funding in the amount of \$407,000 (plus applicable taxes) was approved on October 10, 2008 Council Meeting (RTS #7701) based on the design proposed at that time.

The project cost has increased significantly from the original estimate of \$407,000 in 2008 due to the development permit conditions required by the Planning Department, and higher than expected construction costs for some components of the work that was revealed in the tender submissions. The additional funding required is as noted:

	Recommendation A and B
Current available funds	\$407,000
Additional Funding Required	\$150,000
Total Project Budget Required	\$557,000

The source of additional funding is comprised of:

	Amount	Funding Source
i.	\$40,000	2008 Capital Budget item #W5 for Inspection & Audits
ii.	\$25,000	2009 Capital Budget item #W10 for Facility Security Upgrade
iii.	\$40,000	Unallocated Funds from the 2006-2008 close out
iv.	\$45,000	2009 Capital Budget item W3g for Site Services
	\$150,000	Total to complete Recommendation A & B (Base Project)

BUDGET RISK MANAGEMENT

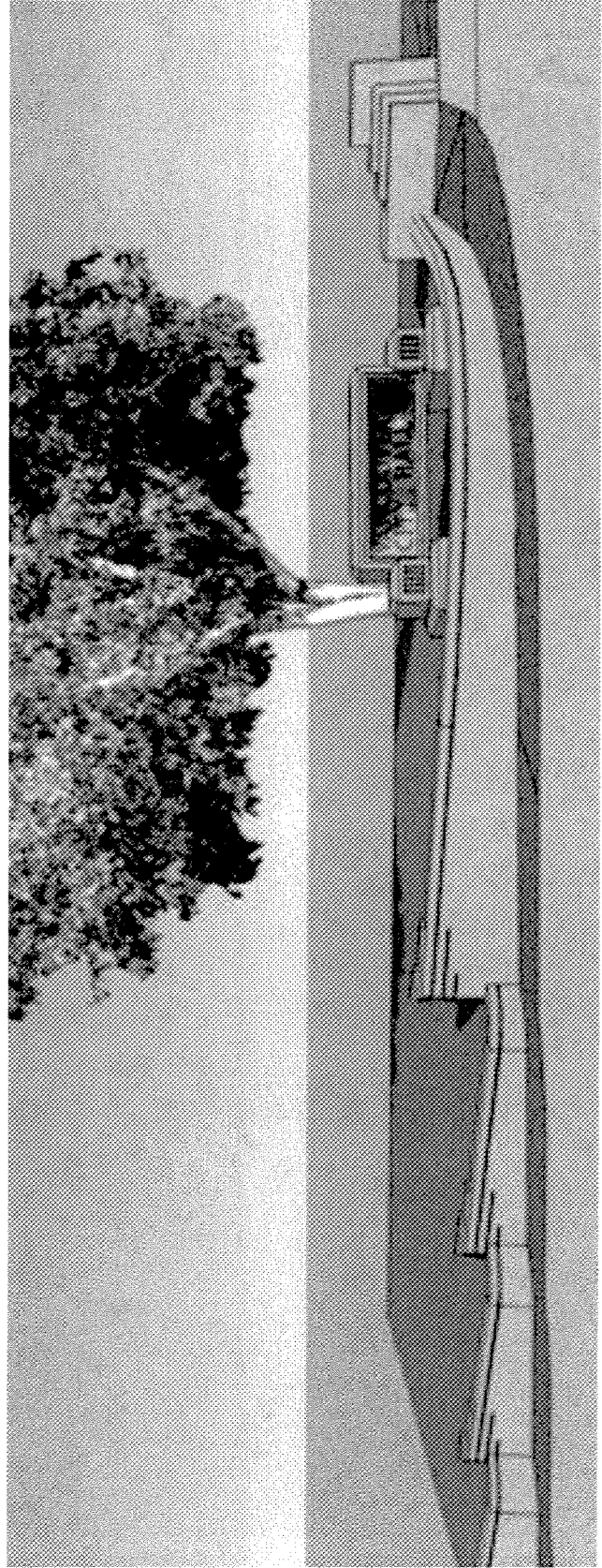
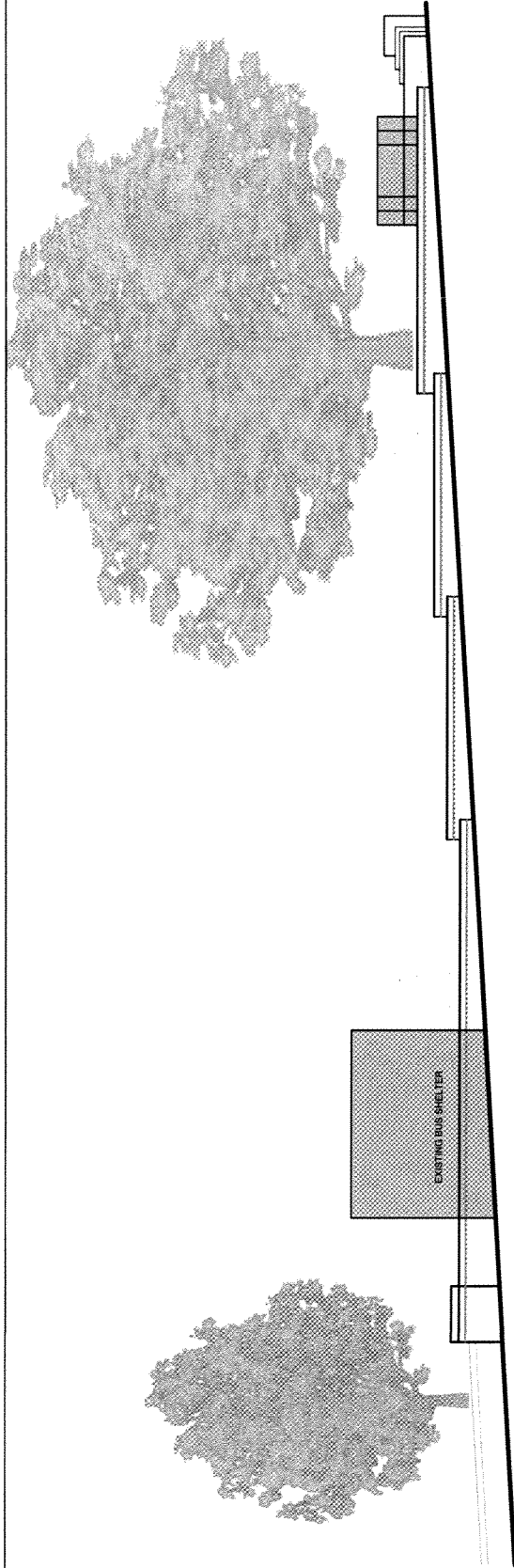
The primary risk that might impact the proposed budget is unforeseen or concealed situation. An appropriate construction contingency has been factored into the proposed budget.

CONCLUSION

Following an open call for prequalification and a public tender process, three compliant bids were received and following analysis, the Director of Facilities Design and Management concludes that the lowest compliant bid from Novacom Construction Ltd. provides the City with the best value.

As a result of additional requirements from the Development Permit process, additional funding is required to complete the project. In order to complete the most important parts of the rehabilitation and contain the cost the project has been scaled back and additional funding has been identified. Approval to proceed this summer is imperative for completion before commencement of the wet Fall season.

* * * * *



■ ELEVATION AND COMPUTER MODEL LOOKING AT CORNER PLAZA AT 12TH AND CAMBIE

IT 24 MAR 09 SUBJECT FOR REVIEW TO REVIEW
 No. 1 Date: 24 MAR 09
 Revision:

DURANTE KREUK LTD.
 194-1152 MAINLAND STREET
 VANCOUVER, BC V6M 1A1
 TEL: 604-271-1111 FAX: 604-271-1111

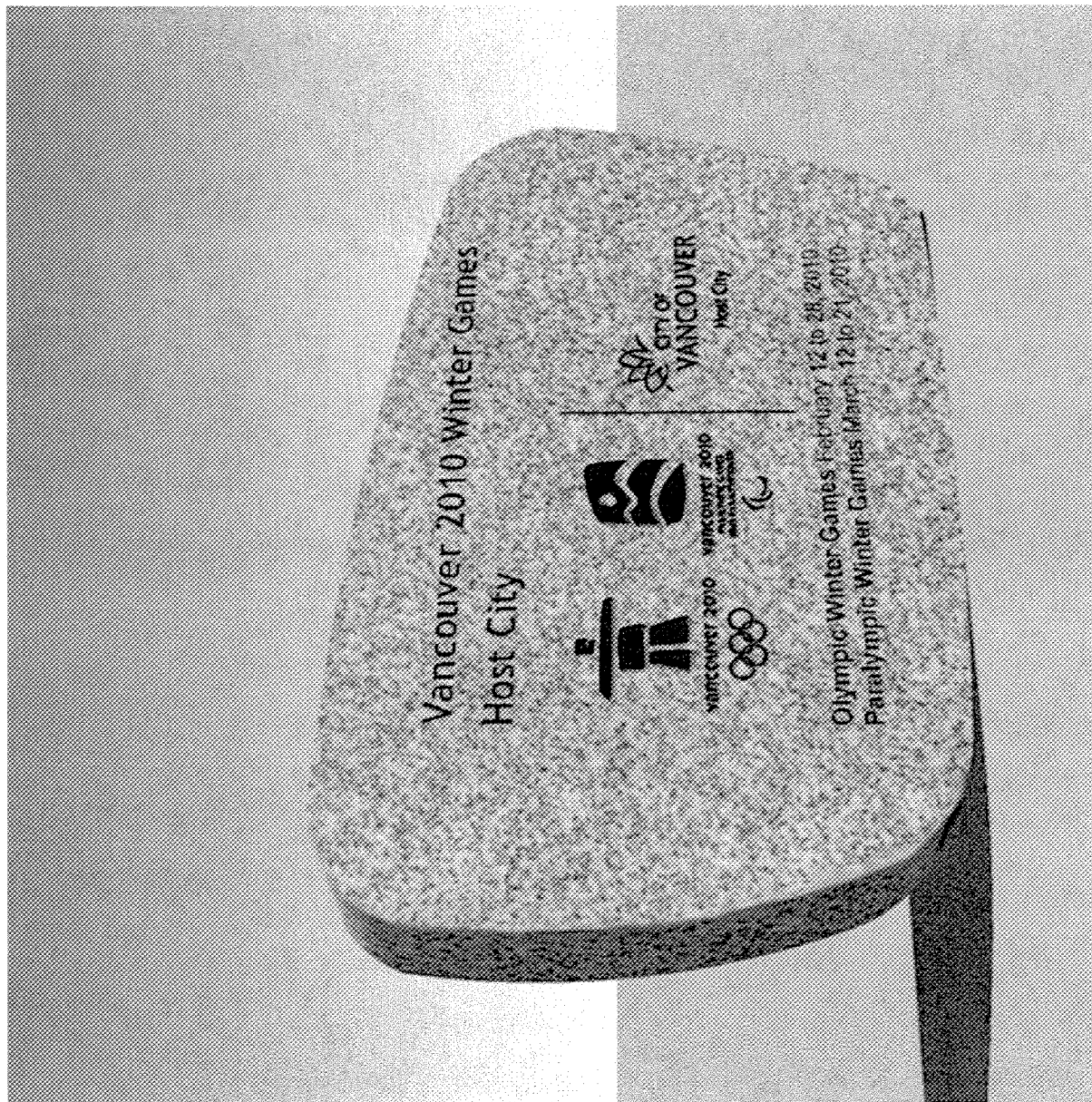
Project:

CITY HALL
 NORTH LAWN
 INTEGRATION WITH
 CAMBIE STREET

Drawn By: DC
 Checked By: DMC
 Date: 24 MAR 2009
 Scale: 1/8" = 1'-0"
 Drawing Title:

ELEVATIONS
 CAMBIE STREET

Project No.: 08077
 Sheet No.:



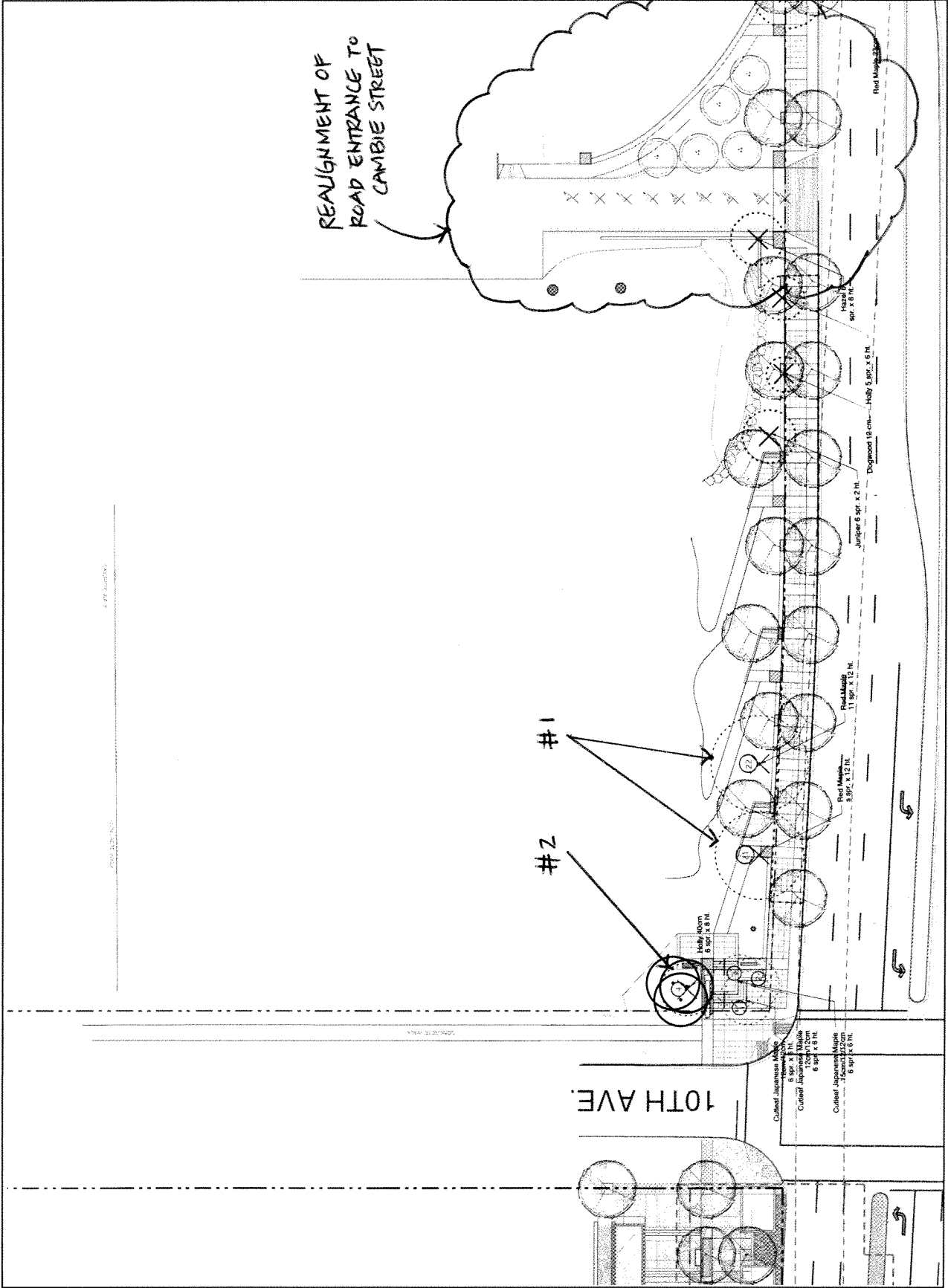
DESIGNED BY: EDCO
 DRAWN BY: EDCO
 CHECKED BY: EDCO
 DATE: 24 MAR 2009
 SCALE: 1/200
 DRAWING TITLE: TREE REPORT

PROJECT:
 CITY HALL
 NORTH LAWN
 INTEGRATION WITH
 CAMBIE STREET

DESIGNED FOR: BENTON & BOWLES
 BIALO CITY ARCHITECTS
 LANDSCAPE ARCHITECTS
 100-1152 MAINLAND STREET
 VANCOUVER, BC V6B 6K5, CANADA
 TEL: 604-681-1111 FAX: 604-681-1112

PROJECT NO:
 08077
 SHEET NO:

T01 of 2



21-Apr-09

RECOMMENDATIONS

TREE VARIETY	NO.	HEIGHT, m	SPREAD X HEIGHT, m	OBSERVATIONS, COMMENTS	RECOMMENDATIONS
Ulmus Elm, across 12th Ave	1	50	8 x 10	Impacts old, view	Retain
Ulmus Elm, across 12th Ave	2	50	8 x 10	Impacts old, view	Retain
Acer palmatum, Japanese Maple	3	15, 12, 12	6 x 6	suitable for relocation	Relocate
Acer palmatum, Japanese Maple	4	15, 12, 12	6 x 6	suitable for relocation	Relocate
Cornus kousa, Chinese Dogwood	5	10, 10, 10	6 x 6	supersized by shade	Retain
Chamaecyparis var. Heale Cypress	6	30	6 x 20	poor cond.	Retain
Magnolia var. Heugelsii	7	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	8	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	9	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	10	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	11	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	12	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	13	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	14	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	15	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	16	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	17	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	18	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	19	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	20	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	21	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	22	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	23	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	24	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	25	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	26	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	27	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	28	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	29	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	30	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	31	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	32	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	33	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	34	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	35	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	36	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	37	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	38	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	39	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	40	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	41	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	42	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	43	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	44	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	45	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	46	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	47	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	48	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	49	30	6 x 6	poor cond.	Retain
Ulmus glabra var. Heale Cypress	50	30	6 x 6	poor cond.	Retain

SUMMARY OF RECOMMENDED TREE RETENTION/REMOVAL

The following recommendations are made for the purpose of protecting existing trees wherever possible while adapting the site to the proposed new landscape design. The emphasis of the design is on improving the relationship between the new landscape and the existing trees. Recommended tree removal and relocation is restricted to the zone immediately along Cambie.

To facilitate regrading for the new board sidewalk and alley at Cambie, relocate trees to the zone immediately adjacent to the board sidewalk. Trees to be relocated to the zone immediately adjacent to the board sidewalk are identified with an asterisk (*) in the tree schedule. Trees to be retained are identified with a circle (O) in the tree schedule. Trees to be removed are identified with an 'X' in the tree schedule. Two of the larger and healthier red maples (#1 and #2) were considered for retention. However, due to the restricted root zone caused by the present sidewalk and soil compaction, the risk of failure, and relatively low value of these trees, they were not considered for retention.

Retain and protect the large English Oak at the corner of Cambie and 12th. To protect the root zone, limit regrading and construction to the area presently occupied by the tree. To protect the root zone, limit regrading and construction to the area presently occupied by the tree. To protect the root zone, limit regrading and construction to the area presently occupied by the tree.

To permit construction of the new stair at Cambie and 10th, remove Holly No. 4 and the adjacent Japanese Maples 1, 2, and 3 to a new location immediately east of the stair.

To increase visibility and a pedestrian feeling, remove Holly No. 27. Relocate in the final design with a more appropriate deciduous shade tree. See Landscape Plan.

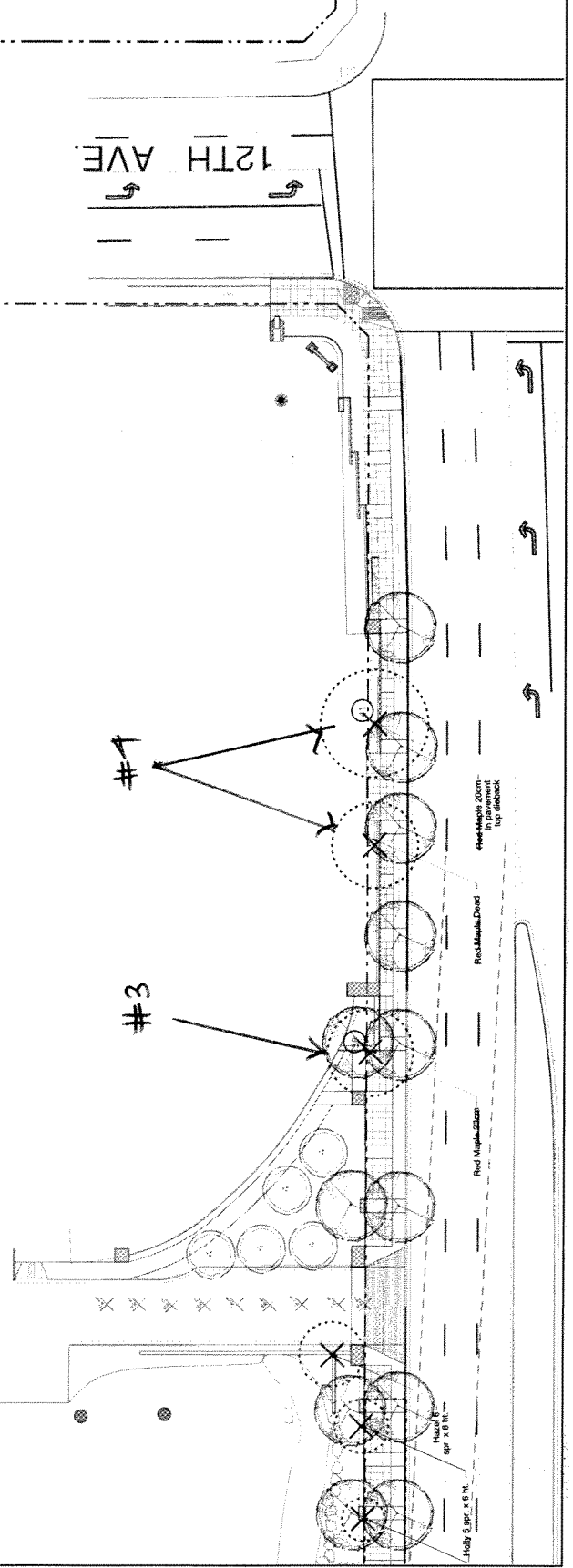
To permit regrading near Cambie below trees 29, 30, and 31, remove shrubs from the bank, including a holly, small 12 cm dogwood and small hazel. Retain flowering evergreen shrubs at the top of the bank which create the sanctuary.

All other trees are to be retained and protected.

This evaluation of existing trees and recommendations for removal, retention and relocation are prepared by Ken Mollberg, ISA Certified Arborist PN - 0584, based on a site visit on 17 April 2009. The report is the property of the City of Vancouver with Review of Existing Tree Report by DML, 21 April 2009.

LEGEND

- (O) Location of relocated trees
- (X) Tree to be removed
- (*) Tree to be relocated



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**CITY HALL
 NORTH LAWN
 INTEGRATION WITH
 CAMBIE STREET**

Drawn by: PUCDC
 Checked by: DRL
 Date: 24 MARCH 2009
 Scale: 1:200
 Drawing Title: TREE REPORT

Project No: 08077
 Sheet No: