



## ADMINISTRATIVE REPORT

Report Date: April 29, 2019  
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Meeting Date: May 29, 2019

TO: Standing Committee on City Finance and Services  
FROM: General Manager of Engineering Services and Chief Procurement Officer  
SUBJECT: Contract Award for Consultant for Arbutus Greenway Character Zones Three and Eight

### **RECOMMENDATION**

- A. THAT Council authorize City staff to negotiate to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Chief Procurement Office, to enter into a contract with PWL Partnership Landscape Architects Inc., for the supply of consultant services for detailed design of the Arbutus Greenway Character Zones Three and Eight. The contract will be for a term of three (3) years. The award recommendation is for \$2,566,091.40, plus applicable taxes.
- B. THAT the General Manager of Engineering Services, the Director of Legal Services and the Chief Procurement Officer, be authorized to execute on behalf of the City the contract as outlined in Recommendation A.
- C. THAT no legal rights or obligations will be created by Council's adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these recommendations.

### **REPORT SUMMARY**

In January 2019, the City issued Request for Proposal (RFP) No. PS20181413 to three (3) firms, who were previously prequalified under the publically issued Request for Expression of Interest (RFEOI) No. PS20181412, to undertake the detailed design, preparation of construction documents and construction management of Character Zones Three (West 16th Avenue to West King Edward Avenue) and Eight (Southwest Marine Drive to Milton Street). The RFP was advertised on the City of Vancouver website and BC Bid, and the work was called in accordance with the terms and condition

of the City's Procurement Policy ADMIN-008. All three (3) firms responded with proposals and the subsequent evaluation was completed by the City's RFP evaluation committee, with oversight from Supply Chain Management. The evaluation committee and, subsequently, the Bid Committee considered the proposals received and have recommended that the City begin negotiations and, if such negotiations are successful, enter into a contract as described above with PWL Partnership Landscape Architects Inc.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

The City's Procurement Policy ADMIN-008 requires that contracts with values over \$2 million must be approved by Council following review and recommendations by the Bid Committee. The Bid Committee has considered and recommends PWL Partnership Landscape Architects Inc. as the successful proponent.

Previous Council decisions relevant to the Arbutus Greenway Project are as follows:

In July 1995, Council approved the Citywide Greenways Plan, which identified the Arbutus Corridor as one of 17 City greenways.

In July 2000, Council adopted By-law No. 8249, the Arbutus Corridor Official Development Plan (ODP), which designated all of the land in the Arbutus Corridor for use as a public thoroughfare. The ODP limits transportation uses to rail, transit, and cycling, as well as greenway uses for walking and cycling paths.

In October 2012, Council approved Transportation 2040, which identified the Arbutus Corridor as an emerging area of focus. The plan maintained the City's long-term objective to develop the corridor as both an active transportation greenway and a future streetcar or light-rail line.

On March 4, 2016, the City reached an agreement to purchase the Arbutus railway line from Canadian Pacific Railway (CPR), requiring the City to commence a planning process to design portions of the corridor for light-rail use and walking and cycling use. The outcome of the planning process is the "Design Plans" set out in this report, and identification of any "Excess Lands" not required for transportation purposes.

In July 2018, Council endorsed the Arbutus Greenway Design Vision and Implementation Strategy, which identified how the Arbutus Corridor would become a defining element of Vancouver's urban landscape for walking, wheeling, cycling and a future streetcar.

In January 2019, Council approved a motion recognizing climate change as an emergency.

On April 29, 2019, Council approved the Climate Emergency Response, which outlined six (6) Big Moves to integrate in City-wide planning. The consultant services for detailed design of the Arbutus Greenway Character Zones Three and Eight are well positioned to support the City's emerging climate change strategies recently identified in the Climate Emergency Response report (RTS No. 12978) that Council received on April 24 2019.

In particular the greenway supports Big Move #1 – Walkable Complete Communities, Big Move #2 - Safe and Convenient Active Transportation and Transit, and working towards Big Move #5 – Lower Carbon Construction.

Other relevant policies/decisions:

- Greenest City Action Plan (2011)
- Regional Growth Strategy (2011)
- Regional Context Statement Official Development Plan (2013)
- The Climate Change Adaptation Strategy (developed in 2012 and updated in 2018)
- Healthy City Strategy (2014)
- Parks and Recreation Master Plan (in development)
- Marpole Community Plan (2014)
- Renewable City Strategies (2015)
- Biodiversity Strategy (2016)

## **REPORT**

### **Background/Context**

The Arbutus Greenway is a north-south transportation corridor that connects people, parks and communities, between False Creek and the Fraser River. Approximately nine (9) kilometers in length, the greenway extends from 6th Avenue and Fir Street in the north to Milton Street in the south, while passing through the Fairview, Kitsilano, Arbutus Ridge, Shaughnessy, Kerrisdale, and Marpole neighbourhoods.

In 2016, the City purchased the former rail corridor from Canadian Pacific Railway and subsequently constructed a temporary path to enable the public to enjoy walking, rolling and cycling along the corridor in the short term, while the City planned for the permanent greenway. Since its implementation, the temporary path has seen more than 2,700 users visiting it per day, and has provided many opportunities for education, research and community initiatives.

While construction of the temporary path was underway, the City began a comprehensive planning and design process to develop an overall vision for the corridor to transform it into a world-class greenway with provisions to integrate a streetcar in the future. The process included extensive public engagement to determine priorities and aspirations for the future greenway, and to test numerous design ideas for both pre- and post-streetcar scenarios. The planning process which included over 50 events and had more than 7,000 interactions with members of the public, recently received an award by the Planning Institute of British Columbia for Excellence in Planning.

The planning and design process to develop an overall vision for the greenway concluded in July 2018 with City staff developing the Arbutus Greenway Design Vision. It illustrates an overarching design direction for the entire corridor. Instrumental to the design vision are eight 'Character Zones' that organize the design intent for the overall greenway while also reflecting a purposeful response to each zone's context.

In tandem with the Arbutus Greenway Design Vision, City staff developed the Arbutus Greenway Implementation Strategy that assessed the readiness of each Character Zone and recommended the development of detailed designs for Zone Three (West 16th Avenue to West King Edward Avenue) and Zone Eight (Southwest Marine Drive to Milton

Street). These two (2) zones were selected based on a comprehensive set of evaluation criteria.

The City is now seeking a professional consulting firm (the Consultant) with the capability and experience to complete the detailed design of Character Zones Three and Eight. In particular the City requires the Consultant to provide the following services across two phases:

Phase 1 Consulting Services:

- a) Project and quality management;
- b) Cost estimates;
- c) Detailed design exploratory documents and development documents;
- d) Design exploratory and development documents for public engagement;
- e) Public engagement and public art support;
- f) Construction documents;
- g) Envision (Version 3) design and construction documents; and
- h) Preparation of drawings and written specification for future tender.

Phase 2 Consulting Services:

- a) Issued-for-Construction (“IFC”) documents;
- b) Construction administration documents; and
- c) Envision (Version 3) Platinum Award.

Staff will work closely with the Consultant to undertake a cost-benefit analysis of various design and material options during Phase 1 to allow the City to fully understand the value of the options in terms of initial construction costs as well as long term maintenance requirements, and make decisions accordingly.

Phase 2 Consulting Services refers to the provision of consulting services during tender, construction administration and field review services, and construction warranty periods. The Consultant will commence Phase 2 only after Council has approved funding for construction of the two zones, which has not yet been secured. The construction services component of the contract is priced at \$461,814.

Funding for the two (2) phases of consulting services described above are secured and included in the 2015-18 Capital Plan.

### ***Strategic Analysis***

The RFP was issued in the accordance with City’s Procurement Policy ADMIN-008. The City received responses from the following prequalified firms:

- PWL Partnership Landscape Architects Inc.
- PFS Studio
- Space to Place

The RFP responses were evaluated by a committee comprised of representatives from Engineering Services with two (2) subject matter experts from Parks Board and Public Art brought in to comment on the proposals. The process was overseen by Supply Chain

Management to ascertain if the responses offered good overall value to the City. The evaluation considered both quantitative and qualitative criteria that included:

- Proponent overall understanding of the project;
- Proposed key personnel;
- Work plan and ability to meet schedule;
- Quality management plan;
- Value added services; and
- Sustainability.

Based on the overall evaluation, as well as interviews with each proponent, the evaluation team concluded that the proposal submitted by PWL Partnership Landscape Architects Inc., provided the best overall value to the City.

### ***Financial Implications***

Finance has reviewed and confirmed that funding is available from the approved multi-year Arbutus Greenway Capital Budget. As a result of the RFP, the City is able to achieve cost certainty for the proposed contract term.

### ***Legal***

The City's Procurement Policy requires that all contracts that have been awarded by Bid Committee plus Council will be signed by the Director of Legal Services.

### ***CONCLUSION***

In summary, City staff recommend that the City of Vancouver negotiate and enter into a contract, with PWL Partnership Landscape Architects Inc., for an approximate term of three (3) years, to provide consulting services for the detailed design of the Arbutus Greenway Zones Three and Eight.

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