



## REPORT

Report Date: November 9, 2020  
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Meeting Date: November 24, 2020  
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TO: Vancouver City Council

FROM: General Manager of Real Estate and Facilities Management and Chief Procurement Officer

SUBJECT: Contract Award for Consulting Services for Marpole-Oakridge Community Centre

### **RECOMMENDATION**

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Real Estate and Facilities Management, City's Director of Legal Services, and the City's Chief Procurement Officer and enter into a contract with Diamond and Schmitt Architects Inc., as the Consultant for the design and development of Marpole-Oakridge community centre, child care and outdoor pool for a term of 6 years or until services are complete, with an estimated contract value of \$4,781,295.00 plus applicable taxes over the term of the project, to be funded through the capital project for the planning and design of Marpole-Oakridge Community Centre, Marpole-Oakridge Childcare and Marpole-Oakridge Outdoor Pool.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Real Estate and Facilities Management be authorized to execute on behalf of the City the contract contemplated by 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**

The City issued a Request for Expressions of Interest (REFOI - PS20200479) on April 22, 2020 to invite architectural firms or teams to indicate their interests and present their qualifications for

the design of a new Marpole-Oakridge Community Centre to be located at Oak Street and Park Drive in Oak Park, in the Marpole Oakridge neighbourhood in Vancouver.

As a result of the pre-qualification, the City shortlisted 5 architectural firms to submit a proposal under Request for Proposals (RFP - PS20201064). The purpose of the RFP was to engage a multi-disciplinary team of registered professionals to provide full consulting services for the delivery of the project.

Both the RFEOI and RFP was advertised on 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.

City staff on the evaluation committee, and subsequently, the Bid Committee have considered the proposals received and, on that basis, recommend that the City negotiate, and if such negotiations are successful, enter into a contract as described above with Diamond and Schmitt 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 recommended Diamond and Schmitt Architects Inc. as the successful proponent.

There is no applicable Council Authority or previous decisions relevant to this report.

### ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The City Manager recommends approval of the foregoing.

### ***REPORT***

#### ***Background/Context***

The Marpole-Oakridge Community Centre, built in 1949, is the Park Board's oldest community centre. Due to its inability to meet current and future programming demands and its aging building systems, the building is in need of renewal. The building is functionally outdated and undersized, given the population it currently serves, and the anticipated population growth which will add additional capacity pressure.

Both the Marpole Community Plan (2014) and the Park Board Facilities Renewal Plan (2009) identified the need for renewal of the Marpole-Oakridge Community Centre. The development of the renewed Marpole-Oakridge Community Centre, new outdoor pool, and Oak Park schematic master plan support principles outlined within the following Park Board policies: VanPlay, VanSplash, Resilient City Strategy, Healthy City Strategy, Greenest City Action Plan, Transportation 2040, Marpole Community Plan.

In late 2017, Park Board staff began a Needs Assessment Study for a renewed Marpole-

Oakridge Community Centre. Robust public engagement was undertaken. The Needs Assessment Study identified key priorities for the renewed community centre, along with a preliminary building program that includes room definitions, interrelationships, and sizes. The study also validated Oak Park as the preferred site for the new community centre based on public engagement results and a site fit review of other potential locations in Marpole.

### ***Strategic Analysis***

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

1. Diamond and Schmitt Architects Inc.
2. Franc Architecture Inc.
3. WMW PUBLIC Architecture + Communication Inc.
4. SHAPE Architecture Inc.

One pre-qualified proponent submitted a late proposal and was therefore not considered.

The proposals were evaluated through the work of an evaluation team comprised of the City Project Manager and representatives from Real Estate and Facilities Management, Civic Engagement and Vancouver Park Board under the stewardship of Supply Chain Management to ascertain if the proposals offered good overall value to the City; both quantitative and qualitative factors were evaluated.

Some of the Criteria considered in the overall evaluation process included:

- Proponent's skill, knowledge and experience;
- Qualifications of the Proponent's project team including key personnel and sub-consultants;
- Proponent's ability to meet the City's requirements to optimise community engagement, maximize efficiency and fast-track and/or overlap delivery of design, documents, permits, and construction, to expedite substantial completion and occupancy of the building, to the greatest extent feasible and without at any point sacrificing quality of work.

Based on the overall evaluation, the team concluded that the proposal submitted by Diamond and Schmitt Architects Inc., best met the City's requirements and provided best overall value to the City.

### ***Implications/Related Issues/Risk***

#### ***Financial***

Financial Planning & Analysis (FP&A) has reviewed the cost of the services and concurs that funding is available from the capital project for the planning and design of Marpole Oakridge Community Centre (CPF-00039 & CPF-00042), Marpole Oakridge Childcare (CNS-00051) and Marpole Oakridge Outdoor Pool (CPF-00051).

***Legal***

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

***CONCLUSION***

In summary, City staff recommends that the City of Vancouver negotiate and enter into six-year contract with Diamond and Schmitt Architects Inc. for the design and development of Marpole-Oakridge Community Centre.

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