



REPORT

Report Date: October 18, 2022
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VanRIMS No.: 08-2000-20
Meeting Date: November 16, 2022
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TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Vancouver Board of Parks and Recreation and Chief Procurement Officer

SUBJECT: Contract Award for the South Kinross Park Construction

RECOMMENDATION

- A. THAT Council authorize City staff to enter into a contract with Cedar Crest Lands (BC) Ltd., for construction of South Kinross Park in the East Fraser Lands community in southeast Vancouver, for a term of 1 year or until services are complete with an estimated contract value of \$2,098,900.00 plus GST over the term of the project, to be funded from the 2019-2022 Capital Plan.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Vancouver Board of Parks and Recreation 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.
- D. THAT subject to Recommendation A being approved, Council designate the properties in Appendix B (the "Subject Lands") as Permanent Public Park in accordance with Section 488(5)(a) of the Vancouver Charter to be under the exclusive possession of, and exclusive jurisdiction and control of the Vancouver Board of Parks and Recreation ("Park Board").

Recommendation D requires 2/3 affirmative votes of all Council members per section 488 of the Vancouver Charter.

REPORT SUMMARY

The City issued an ITT PS20220018-VBPR-ITT on August 22, 2022 for the construction of South Kinross Park. The ITT was advertised on the City of Vancouver website and in the City's E-Sourcing System, and the work was called in accordance with the terms and condition of the City's Procurement Policy ADMIN-008.

City staff on the ITT evaluation committee and, subsequently, Bid Committee have considered the tenders received, and on that basis recommend that the City enter into a contract as described above with Cedar Crest Lands (BC) Ltd.

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 Cedar Crest Lands (BC) Ltd. as the successful contractor.

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**

In 2004 City Council approved the Policy Statement for East Fraser Lands (EFL).

In 2006 the EFL Official Development Plan was approved by Council.

At the May 16, 2016, Committee Meeting the Vancouver Park Board approved the award of a consulting contract for the design of these parks to Space-2-Place, a local landscape architecture firm.

At the November 20, 2017 Committee Meeting the Vancouver Park Board approved the concept plans for East Fraser Lands Area 2 Parks.

Delivery of parks in East Fraser Lands is a priority for the Park Board and City of Vancouver, and supports the commitment to deliver amenities to this growing community, which will eventually house up to 15,000 people. In total, there are 25 acres of parks planned for EFL which are being delivered on an ongoing basis, as residential properties are completed and the future parklands are ready for development.

Public engagement and development of the concept plans for Area 2 Parks: South Kinross Park, Middle Kinross and North Kinross parks, as well as Foreshore Park and Neighbourhood Park South were completed throughout 2016 – 2017. Neighbourhood Park South (0.30 acres) was

completed in 2019 and North and Middle Kinross parks (0.62 acres) were recently constructed and opened to the public 2021. South Kinross Park (0.90 acres) will be ready for construction in early 2023. Foreshore Park (5.93 acres) originally planned to be constructed concurrently with South Kinross Park, requires work by others in sensitive Fraser River habitats with limited allowable construction seasons, and permitting will not be granted in time for the construction of Foreshore Park to begin in early 2023. Foreshore works are scheduled to begin in the 2023 Fraser River habitat construction window with Foreshore park construction to follow.

To this end, an Invitation to Tender (ITT) was publicly issued on August 19, 2022 to identify a qualified general contractor that would perform the service for the best value to the City. The City received five (5) tenders when the ITT closed on September 26, 2022.

Strategic Analysis

The ITT was issued in accordance with the City's Procurement Policy ADMIN-008. The City received response from the following tenderers:

	Tenderer	Tender Price (with GST)
1	Cedar Crest	\$2,098,900.00
2	GPM Civil Contracting	\$2,649,262.00
3	Wilco Civil Inc.	\$2,688,658.00
4	CLCS	\$2,769,379.00
5	Rust Investments	\$2,890,910.65

The tenders were evaluated by representatives from the Vancouver Board of Parks and Recreation under the stewardship of Supply Chain Management to ascertain if the tenders offered good overall value to the City.

The successful Tenderer submitted the lowest-priced compliant bid. Based on the overall evaluation, the team concluded that the tender submitted by Cedar Crest Lands (BC) Ltd. best met the City's requirements and provided best overall value to the City.

Financial

Finance has reviewed and confirmed that funding is available from the 2019-2022 Capital Plan. As a result of the ITT, the City is able to achieve cost certainty for the term of the contract.

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 enter into a 1 year contract with Cedar Crest Lands (BC) Ltd. for the South Kinross Park Construction.

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