



REPORT

Report Date: November 7, 2022
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Meeting Date: December 7, 2022
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TO: Standing Committee on Policy and Strategic Priorities

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

SUBJECT: Contract Award for Fire Hall No. 9 Consulting Services

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 HCMA Architecture + Design, for Fire Hall No. 9 Consulting Services, for a term of 5 years or until services are complete with an estimated contract value of \$3,588,700.00, plus applicable taxes over the term of the project, to be funded from the multi-year Capital Budget for Fire Hall No. 9.
- 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 Proposal (RFP) No. PS20220019-REFM-RFP on July 7, 2022 for Fire Hall No. 9 Consulting Services. The RFP was advertised on 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 RFP evaluation committee and, subsequently, Bid Committee have considered the responses received, and on

that basis recommend that the City negotiate and, if such negotiations are successful, enter into a contract as describe above with HCMA Architecture + Design.

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 HCMA Architecture + Design 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

Renewal of Fire Hall No. 9 located at 1805 Victoria Drive in Vancouver in the Grandview Woodlands neighborhood was recommended through the City's long-term Capital Planning process. A number of factors contributed to making this facility a priority candidate for redevelopment. A two-bay Fire Hall built in 1959 and an adjacent training square currently occupy the site. This 63 year-old facility is currently assessed to be in poor/critical condition and to be nearing the end of its useful life. The adjacent training square allows for expansion of the hall. The existing facility was identified as high-risk in a Rapid Visual Seismic Screening through the City's Seismic program. Redevelopment will incorporate program expansion and additions, upgrades to meet current best-practice technical and safety standards, aggressive GHG reductions, enhanced privacy and gender inclusivity and seismic resilience.

The project objective is to replace the aging Fire Hall and expand Vancouver Fire and Rescue Services (VFRS) services as well as to support operational synergies and improve the City-wide coverage with the co-location of VFRS Headquarters, Fire Investigations, and VFRS DOC (Department Operation Centre) in one VBBL post-disaster importance factor building.

Redevelopment will include the addition of new administrative office functions. The new building will be designed to achieve Passive House and LEED Gold certification, as well as it will meet the Rain City and Integrated Rainwater Management targets. Full services through to post-construction will be required for this scope which includes rezoning of the site, demolition of the existing Fire Hall, and construction of the new expanded Fire Hall.

The City of Vancouver Facilities Development group was to seek an architect-led professional consulting team for the redevelopment of the existing Vancouver Fire Hall No. 9. To address this requirement, an RFP for consulting services was issued on July 7, 2022. The RFP closed on August 16, 2022 and 5 Proponents submitted a proposal.

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) Carscadden Stokes McDonald Architects
- 2) Francl Architecture
- 3) HCMA Architecture + Design
- 4) Iredale Architecture
- 5) S2 Architecture

The responses were evaluated through the work of an evaluation team comprised of representatives from Real Estate and Facilities Management and Vancouver Fire and Rescue Services, under the stewardship of Supply Chain Management to ascertain the best overall value to the City, evaluating both quantitative and qualitative factors.

The evaluation team concluded that the proposal submitted by HCMA Architecture + Design 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 approved multi-year Capital Budget for Fire Hall No. 9 (WBS# CCF-00039). As a result of the RFP, 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 negotiate and enter into a 5 year contract with HCMA Architecture + Design for Fire Hall No. 9 Consulting Services.

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