



## COUNCIL REPORT

Report Date: August 15, 2023  
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Meeting Date: September 13, 2023  
[Submit comments to Council](#)

TO: Standing Committee on City Finances and Services

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

SUBJECT: Contract Award for Architectural Consulting for Redevelopment of the Vancouver Aquatic Centre

### Recommendations

- A. THAT Council authorize City staff to enter into a contract with Acton Ostry Architects Inc. for the architectural consulting for the redevelopment of the Vancouver Aquatic Centre, for a term of approximately 7 years, with an estimated contract value of \$13,180,272.00 plus applicable taxes over the 7-year term, to be funded through approved REFM Capital Budget for the Redevelopment of the Vancouver Aquatic Centre (CPM-00051).
- B. THAT the Director of Legal Services, the Chief Procurement Officer and the General Manager of Real Estate, Environment 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.

### Purpose and Executive Summary

The City issued Request for Proposal (RFP) No. PS20230387-REFM-RFP – Architectural Consulting for Redevelopment of the Vancouver Aquatic Centre on May 12, 2023 for the Redevelopment of the Vancouver Aquatic Centre. The RFP was advertised on the City of Vancouver website, and the work was called in accordance with the terms and conditions 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 enter into a contract as described above with Acton Ostry 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 Acton Ostry Architects Inc. as the successful Proponent.

### **City Manager's Comments**

The City Manager concurs with the foregoing recommendations.

### **Context and Background**

The Vancouver Aquatic Center, built in 1974 and located next to English Bay in Vancouver's West End, is one of Vancouver's oldest aquatic facilities. Due to its inability to meet current and future programming demands and aging building systems, the building is in need of renewal/redevelopment. With a 50-meter 8-lane lap pool, dive tank with a 10-meter diving platform, and spectator seating, it is Vancouver's only pool capable of hosting competitions. The existing approximately 75,000 square foot facility includes a fitness area, hot pool, sauna, and a shallow teach tank. The 2019 Vancouver Park Board VanSplash Aquatics Strategy identified that many of the building components of the nearly 50-year old facility are approaching the end of their functional lifespan and are in need of renewal to meet contemporary energy, accessibility, seismic, and program requirements. Vancouver City Council prioritized the renewal of the Vancouver Aquatic Centre through the approval of the 2023-2026 Capital Plan and the public approved this direction through the October 2023 plebiscite.

The renewed facility will include the following spaces listed below in order of priority (pending feasibility and budget verification and possible phasing options):

- 50m Lap pool complete with first aid and lifeguard station
- Dive pool
- Competition needs – dry land dive training, spectator seating, deck space
- Common spaces (teaching facilities)
- Fitness Centre for strength training
- Hot pool, steam, and sauna and related facilities
- Wellness and community spaces – expanded fitness centre
- Leisure pool
- Concession and/or revenue generating commercial food service space
- Public washroom with outdoor access
- Beach access and storage for non-motorized vehicle watercrafts to be considered
- Entry plaza and landscaping
- Parking including bicycle parking
- Common spaces – change rooms, washrooms, showers, multi-purpose rooms, fitness rooms etc.
- Administrative spaces including offices

- Support service areas including storage, mechanical rooms, etc.
- Childcare spaces – indoor and outdoor
- Outdoor leisure space
- Possible additional program requirements as recommended by the Feasibility Study.

For sustainability and accessibility requirements, the project will be designed to operate without the use of fossil fuels and to achieve the following accreditations: 1. LEED™ Gold (BD+C) 2. Passive House certification 3. Accessibility - Rick Hansen Accessibility Gold Certification. Additionally the design will include: life-cycle and embodied carbon assessment with a target of 40% reduction in embodied carbon; 100% electric energy use; targeting capture and cleaning of the first 48 mm of rainfall on site within a 24 hour period.

The project scope includes pre-design feasibility studies and functional program definition, followed by design and construction of the preferred option. The City has a fixed funding envelope within which to maximize program delivery. The preferred functional program option, if approved to proceed, will form the basis of all subsequent phases of the project.

The Architect will perform the services of the Coordinating Registered Professional and lead a consultant team through design, tender, and contract administration services and rezoning. The project team will work collaboratively on meeting the requirements and goals of the Vancouver Park Board (VPB) for recreation and community centre spaces, and the City of Vancouver Arts Culture and Community Services (ACCS) guidelines for childcare and out-of-school-care spaces. The design must address current regulations and requirements as applicable, and meet the City's current sustainability goals.

Focused public engagement will build on the extensive engagement already completed through VanSplash, the West End Community Hub and the West End Waterfront Master Plan (WEWMP) projects. The Vancouver Aquatic Centre (VAC) project engagement will include informing the public and stakeholder engagement, with key focus on Reconciliation. VAC engagement will be coordinated with WEWMP engagement when appropriate.

Engagement scope includes engagement with Musqueam, Squamish and Tsleil-Waututh Nations as well as Urban Indigenous residents. A referral to the Musqueam, Squamish and Tsleil-Waututh Nations specific to the VAC project will be initiated by the City. Consultation with the Musqueam, Squamish and Tsleil-Waututh Nations is ongoing for the WEWMP project, and any direction from the Nations shared on that project will be respectfully reflected in the VAC process.

The purpose of the Request for Proposal was to identify suppliers with demonstrated capability to meet the City's estimated demand over the term of the contract at competitive pricing and satisfactory service requirements.

## **Discussion**

The RFP was issued in accordance with the City's Procurement Policy ADMIN-008. The City received responses from five (5) prequalified proponents:

**Proponent Name**

- Acton Ostry Architects Inc
- Dialog BC Architecture Engineering
- Diamond and Schmitt Architects Incorporated
- HCMA Architecture + Design
- SHAPE Architecture Inc

The responses were evaluated through the work of an evaluation team comprised of representatives from Real Estate, Environment and Facilities Management staff, Park Board staff and Supply Chain Management with support from Legal Services. The evaluation team determined that the proposal submitted by Acton Ostry Architects Inc. is compliant with the Request for Proposal requirements and provides best overall value to the City. Acton Ostry Architects Inc. submitted the lowest priced qualified proposal at a proposed price of \$13,180,272.00 (excluding GST).

Acton Ostry Architects Inc. is qualified to perform the work required for the project as set out in the proposal package based on outstanding completion of multiple large architectural consulting redevelopment projects in the past as well as excellent references.

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

**Financial Implications**

Finance has reviewed and confirmed that funding is provided through the REFM Capital Budget for the Redevelopment of the Vancouver Aquatic Centre. As a result of the Request for Proposal, the City is able to achieve cost certainty for the architectural consulting services for the proposed seven (7) year term.

**Legal Implications**

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.

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