



COUNCIL REPORT

Report Date: April 4, 2024
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Meeting Date: May 8, 2024
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Engineering Services and Chief Procurement Officer
SUBJECT: Contract Award for Construction Service - Bute-Robson Plaza

Recommendations

- A. THAT Council authorize City staff to enter into a contract with Lafarge Canada Inc, for Construction Services for the Bute-Robson Plaza, for a term of approximately eighteen (18) months, with an estimated contract value of \$ 6,714,353.40, plus applicable taxes over the initial approximate eighteen (18) months term, to be funded from existing approved Multi-year Capital Project budget.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Engineering Services be authorized to execute on behalf of the City the contract contemplated by Recommendation A.

FURTHER 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 Invitation to Tender No. PS20230575-ENG-ITT Construction Service - Bute-Robson Plaza on December 15, 2023. The ITT was advertised on the City of Vancouver website 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 responses received, and on that basis recommend that the City negotiate and enter into a contract as described above with Lafarge Canada Inc.

Council Authority/Previous Decisions

The City's Procurement Policy ADMIN-008 requires that contracts with values over \$3 million must be approved by Council following review and recommendations by the Bid Committee. The Bid Committee has considered and recommended Lafarge Canada Inc. as the successful tenderer.

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

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The Bute-Robson Temporary Plaza has been a highly successful temporary public space, supporting residents in the West End, Robson Street businesses, and visitors to the neighbourhood. The Bute-Robson Plaza Project coordinates with the larger Bute-Greenway initiative (identified as a key shore-to-shore connection in the Downtown Public Space Plan) and will consist of:

- construction of a permanent plaza on Bute Street from Rosemary Brown Lane to Robson Street, complete with pedestrian lighting, a seating area, landscaping and weather protection structures,
- a redesigned Robson Street intersection, which will close the north leg and widen the sidewalks into the roadway, extending the widened sidewalk down Robson Street to achieve better spaces for walking, patios, and bus stops, and
- an additional temporary plaza on Bute Street between Robson Street and Eihu Lane.

On Dec 15, 2023, an Invitation to Tender was posted on the City's e-Sourcing system for 58 days and it closed on Feb 09, 2024. Three bids were received, and all were compliant.

Lafarge Canada Inc. submitted the lowest-priced bid; however, all the bids were over the anticipated budget amount.

Due to a funding gap, the project's Steering Committee directed the Project Delivery team to work with Lafarge to revise the scope and negotiate a lower price for the work. This reduction in scope (removal of a planned reconstruction between Haro & Rosemary Brown Lane –Appendix A), as well as the original quoted price, are noted in the table below.

The Project includes Construction of Bute-Robson Plaza and improvements along Robson Street (see Appendix B).

The purpose of the ITT 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 ITT was issued in the accordance with City’s Procurement Policy ADMIN-008. The City received responses from:

Responses Received	Proponent	Price
	Jacob Bros. Construction Inc.	\$ 8,686,800.00
	Lafarge Canada Inc	\$ 7,902,877.00
	Wilco Civil Inc.	\$ 9,984,550.00

The responses were evaluated, using both quantitative and qualitative factors, by an evaluation team comprised of representatives from Engineering Services and the City’s consultant under the stewardship of Supply Chain Management to ascertain if the responses offered good overall value to the City.

Lafarge Canada Inc. is qualified to perform the work required for the project as set out in the tender package based on the satisfactory completion of multiple large civil works projects as well as satisfactory references. References were checked by the project team and Supply Chain Management as part of the evaluation process.

Based on the overall evaluation, the team concluded that the tender submitted by Lafarge Canada Inc., best met the City’s requirements and provided best overall value to the City.

Financial Implications

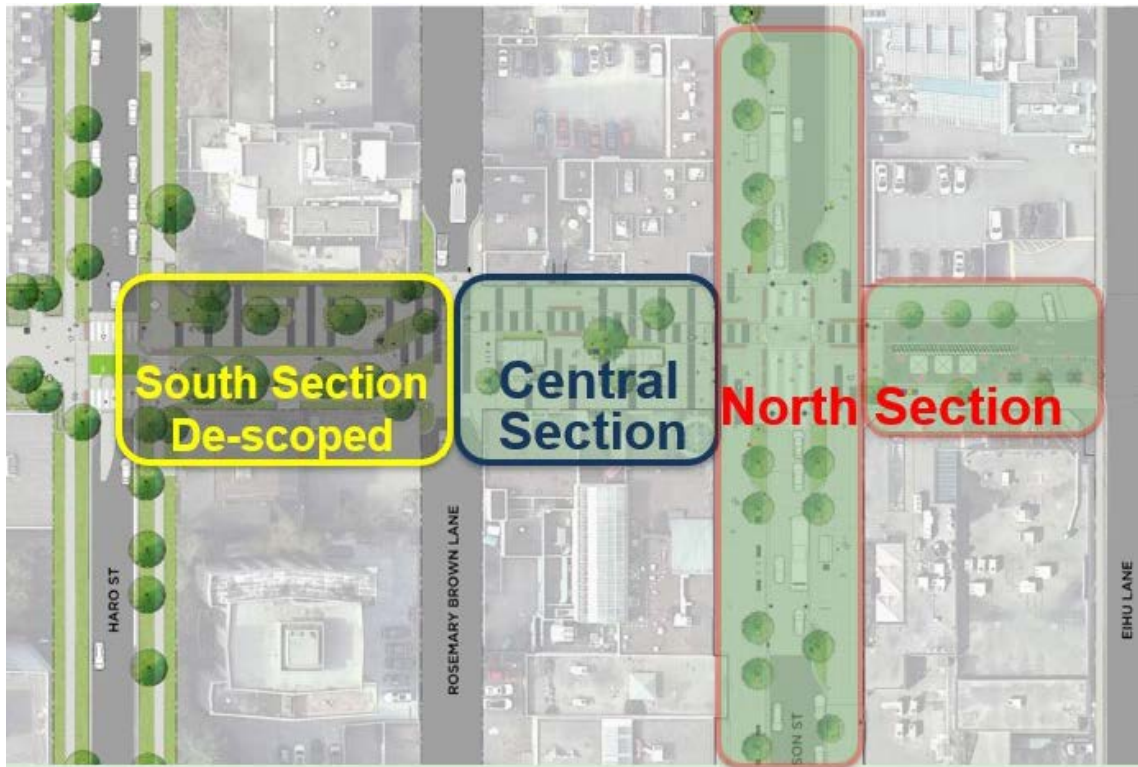
Finance has reviewed and confirmed that funding is available from the Multi-year Approved Capital Project budget from the West End Commercial Loop project, West End Active Transportation Improvement – Bute Greenway project, and the Green Rainwater Infrastructure Upgrades program. The funding sources include a combination of Community Amenity Contributions, TransLink Bus Speed and Reliability Program Funding and Utilities Development Cost Levy.

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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APPENDIX A Bute-Robson Plaza Conceptual Landscape Scope Map (Original)



Appendix B: Bute-Robson Plaza Final Conceptual Landscape Scope Map

