



## COUNCIL REPORT

Report Date: December 20, 2024  
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Meeting Date: January 22, 2025  
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities  
FROM: Deputy City Manager and Chief Procurement Officer  
SUBJECT: Contract Award for Consulting Services for City of Vancouver False Creek South Landowner's Conceptual Development Plan

### Recommendations

- A. THAT Council authorize City staff to negotiate an agreement for Consulting Services for the City of Vancouver's False Creek South Landowner's Conceptual Development Plan with Arup Canada Inc. for an estimated total contract value of \$4,000,0000 over the initial 2-year term and the possible 1-year unilateral extension term (the "Agreement"), which will be funded from the Property Endowment Fund Capital budget.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and Deputy City Manager.
- C. THAT no legal rights or obligations will be created by Council's approval of Recommendations A and B unless and until the City executes and delivers the Agreement.

### Purpose and Executive Summary

In order to undertake the work directed by Council on March 13, 2024, "*...to report back with an updated and enhanced False Creek South Development Plan for Council's consideration that responds to the key opportunities and housing pressures presently facing the City and previous city-wide input on housing as a priority ...*," the City issued a Request for Expression of Interest PS20240853-OCM-RFEOI following the public procurement competitive process requirements on June 10, 2024 for Consultant Services for a Comprehensive Development Plan for City-Owned Land in False Creek South (the RFEOI) with the purpose to gauge responses and evaluate proponent's expertise, qualifications, and capabilities. The City then conducted as a second stage a more tailored procurement process limited to shortlisted RFEOI respondents that have the demonstrated experience and capabilities to meet the City's requirements for this work.

The City's Procurement Policy (ADMIN-008) requires Council approve contracts with a total value greater \$3,000,000 following review and recommendations by the City's Bid Committee.

A Request for Proposal PS20241009-OCM-RFP (the RFP), was issued in November 13, 2024 following to shortlisted respondents based on their submissions to the RFEOI, with an intent to identify the successful proponent.

The City advertised the RFEOI on the City of Vancouver website and BC Bid, in accordance with the City's Procurement Policy (ADMIN-008) and sent invites to three shortlisted proponents to respond to the RFP. City staff on the evaluation committee and the Bid Committee have considered the responses received and recommended that the City negotiate an agreement with Arup Canada Inc.

### **Council Authority/Previous Decisions**

In October 2021 staff presented a landowner's False Creek South (FCS) conceptual development plan to Council, which was received for information. In March of 2024, Council directed staff to report back with an updated and enhanced False Creek South Development Plan for Council's consideration, that responds to the key opportunities and housing pressures presently facing the City. The consulting engagement recommended in this report directly supports this direction from Council.

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

The City Manager concurs with the foregoing recommendations.

### **Context and Background**

The City of Vancouver is seeking a technical consulting team to lead the development of a Landowner's Conceptual Development Plan for City-owned land in False Creek South. The purpose of the public procurement conducted was to identify a supplier with the capability to meet the City's requirements for while offering a competitive price and satisfactory service.

This engagement will be delivered in two phases.

- During **Phase 1** the consultant will be working closely with City staff to develop scenarios as a starting point for the detailed technical and financial analysis to be undertaken in Phase 2 and a workplan for the next phase of the project.
- **Phase 2** will be comprised of the detailed technical and financial feasibility of the scenarios identified in Phase 1, based upon a series of studies and analysis to be undertaken by the consulting team and/or their sub-consultants. These studies will include for example civil infrastructure, road and transportation networks, sea level rise, soil contamination, construction costs, etc. The final product of this phase of work will be a set of Landowner's Conceptual Development Plan options, with a recommended option that is supported by robust rationale and implications analysis.

## Discussion

The RFEI and RFP were issued in accordance with the City's Procurement Policy (ADMIN-008). The City received responses to the RFEI from Allies and Morrison LLP, Arcadis, Arup Canada Inc., Dialog BC Architecture Engineering Interior Design Planning Inc., RCP Consulting Limited, Stantec Architecture Ltd., SvN Architects + Planners Inc. and Urban Strategies Inc.

A phased procurement approach allows to pre-qualify proponents that have the demonstrated experience and capabilities to deliver the City's requirements at an initial stage, and then focus on a more detailed evaluation with limited to shortlisted respondents on the basis of the specific pricing and proposals to deliver the required scope of work.

Three proponents (Arcadis, Arup and Urban Strategies) were shortlisted during the first phase of the evaluation process and were invited to respond to the RFP. The responses were evaluated, using both quantitative and qualitative factors, by an evaluation team comprised of representatives from the City Manager's Office, Engineering Services, REFM and Finance, under the stewardship of Supply Chain Management, to assess each response's overall value.

Some of the key criteria considered in the overall evaluation process included:

- Clear understanding of and ability to meet the core requirements set out in the RFP, in line with the City's False Creek South Landowner's strategy;
- Reputable firm with demonstrated experience delivering projects of comparable scope and extent;
- Clear understanding of the City's needs for this project with a proposed approach that will deliver the expected outcomes; and
- Robust and practical project management approach that recognized the importance of taking a partnership approach with the City to deliver the work.

The evaluation team concluded that the proposal submitted by Arup Canada Inc. best met the City's requirements, and provided the best overall value to the City.

## Financial Implications

Finance staff have confirmed that funding is available from the Property Endowment Fund Capital budget. As a result of the way the RFP has been structured, the City is able to achieve cost certainty for the proposed potential three-year contract term, including all options to extend the contract.

## Legal Implications

The City's Procurement Policy (ADMIN-008) requires the Director of Legal Services to execute all contracts with a total value greater than \$3,000,000 that have been awarded by the Bid Committee and Council.

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