



COUNCIL REPORT

Report Date: January 26, 2025
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Meeting Date: February 26, 2025
[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 Services for Permanent Plazas

Recommendations

- A. THAT Council authorize City staff to negotiate an agreement for Construction Services for Permanent Plazas with Jacob Bros. Construction Inc. for an estimated total contract value of \$8,773,550.00 over the approximate one (1) year term (the "Agreement"), which will be funded through a combination of the Gathering Places and Green Infrastructure Renewal programs, Climate Emergency Action Dedicated Funding - Transit Priority Corridor, Climate Emergency – E-Bike Share, and Public Realm Electrification capital programs.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Engineering.
- 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

The City issued Invitation to Tender No. PS20240988-ENG-ITT for Construction Services for Permanent Plazas on November 13, 2024 to prequalified vendors. The purpose of the ITT was to establish a contract with one vendor to convert four (4) temporary neighbourhood plazas to a permanent configuration as part of the Permanent Plaza Program. The City advertised the ITT on the City of Vancouver website in accordance with the City's Procurement Policy (ADMIN-008). City staff on the ITT evaluation committee and the Bid Committee have considered the responses received and recommended that the City negotiate an agreement with Jacob Bros. Construction Inc.

Council Authority/Previous Decisions

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. The Bid Committee has considered the bids and recommends Jacob Bros. Construction Inc. as the successful tenderer.

There are no applicable Council authority or previous decisions related to this report.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The City is converting four (4) temporary neighbourhood plazas to a permanent configuration as part of the Permanent Plaza Program. The four temporary plazas selected for conversion were successful pilot plaza sites established over the past several years. It is anticipated that the permanent plazas will be complete and available for use in advance of the FIFA World Cup in 2026.

The four (4) temporary plazas to be converted under this ITT are located at:

- Main Street & 14th Avenue;
- Kamloops Street & Hastings Street;
- Granville Street & 14th Avenue; and
- Cambie Street & 18th Avenue.

The general scope of work for each plaza includes the following:

- Removal of the existing street surface;
- Concrete surface treatment raised to sidewalk level;
- Walking and cycling paths;
- Electrical kiosk to power food trucks, small events, pedestrian scale lighting, decorative lighting, Public Bike Share, future Automated Public Toilet, & future digital panel;
- Pedestrian scale lighting and supports/power-supply for decorative string lighting;
- Green infrastructure including new plantings and structural soil;
- Seat walls & surface mounted seating; and
- Drinking fountain & hose bib connection.

The Permanent Plaza Program aligns with the overarching vision and policies set forth by the City of Vancouver including the following:

- Healthy City Strategy 2025;
- Transportation 2040;
- Vancouver Plan 2050; and
- Rain City Strategy.

As part of the Council's direction to reduce cost and accelerate timelines for capital projects where possible, City staff utilized a consolidated procurement approach for delivering these plazas. First, a single designer was hired to leverage learnings and maximize economies of scale through a standardized design of the plazas. Next, similarly, for the construction of the plazas, City staff leveraged a consolidated approach by procuring a single contractor to maximize project knowledge and economies of scale through an amalgamated ITT.

The purpose of the ITT was to identify a single supplier with the capability to meet the City's requirements for Construction Services for Permanent Plazas while offering a competitive price and satisfactory service, including accelerated timelines.

Discussion

The ITT was issued in accordance with the City's Procurement Policy (ADMIN-008). The City received responses from:

Jacob Bros. Construction Inc.	Price: \$8,773,550.00
BD Hall Constructors Corp.	\$9,189,208.20
Lafarge Canada Inc	\$10,914,358.00

The responses were evaluated, using both quantitative and qualitative factors, by an evaluation team comprised of representatives from the Engineering Department and the City's consultant, under the stewardship of Supply Chain Management, to assess each response's overall value.

In advance of the ITT, the City held a contractor prequalification event (PS20240972-ENG-RFEOI Contractor Prequalification for Permanent Plazas) to ensure that only qualified contractors with a proven record of safely delivering fast moving projects in a dense urban environment were able to bid on the ITT.

Jacob Bros. Construction 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 Jacob Bros. Construction 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 combination of the Gathering Places and Green Infrastructure Renewal programs, Climate Emergency Action Dedicated Funding - Transit Priority Corridor, Climate Emergency – E-Bike Share, and Public Realm Electrification capital programs. As a result of the ITT, the City is able to achieve cost certainty for the approximate one (1) year agreement term.

Legal Implications

The City’s Procurement Policy (ADMIN-008) requires the Director of Legal Services to execute all contracts that have been awarded by the Bid Committee and Council.

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