



Date November 8, 2000

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: Hastings Park Phase 3-B Design Consultancy**

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## CONSIDERATION

**A. THAT the Board authorize the General Manager to negotiate and award a design consultancy contract with Phillips, Farevaag, Smalenberg to provide design services for Hastings Park Phase 3-B**

**Or**

**B. THAT the Board issue a request for proposals for a design consultancy to provide design services for Hastings Park Phase 3-B.**

## POLICY

The Board approves consulting contracts over \$30,000. As part of the 2000-2002 Capital Plan both Board and Council have approved funding and phasing for the Hastings Park Restoration.

## BACKGROUND

In 1999 City Council and the Park Board agreed to the arrangements for the Restoration of Hastings Park and the continued operation of the PNE for the period through 2002. The approved Hastings Park Restoration program for the period 2000-2002 has three parts:

3-A : Renfrew Street area (now the Il Giardino Italiano),

3-B : Empire Bowl

3-C : Extension of the Sanctuary.

The Il Giardino Italiano has been successfully completed. Consistent with the Board and Council approved Restoration Plan, the next phase (3-B) is the development of two grass playing fields and diamonds, a fieldhouse, a connection to the Vancouver Heights neighbourhood, and associated landscaping in the Empire Bowl area.

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Part of the agreement with the PNE requires that park construction phases are to be completed prior to each Fair.

The firm of Phillips Farevaag and Smallemberg have provided design services for the Hastings Park Restoration for the preparation of the overall plan, as well as the implementation of the Sanctuary and the Il Giardino Italiano. Their service has been satisfactory and the resultant park environments have earned the appreciation of the community.

## **DISCUSSION**

The Board has a choice of either inviting competing proposals or have staff negotiate a contract with the current landscape architectural consultant and the team of sub-consultants.

The project budget for this phase is estimated to be \$2.9 million. If the project were not a part of a continuous restoration project the Board typically would issue a proposal call to three to four firms and following an evaluation, award a contract on the basis of the firm's experience, quality of completed work and price. In this particular case this phase of the work is part of the overall restoration process, but the project is in a separate part of the site.

### **Negotiated Contract**

The advantages of this approach are continuity in relationships with the community and the PNE and in design style. The firm has developed an intimate knowledge of the site, particularly utilities and servicing, has a working relationship with the community and the dominant site operator, and has successfully established a unifying design style for the presently separate park areas, which are eventually to be linked.

This approach would also enable the existing eight month timetable to be met. Work to be completed by July 31, 2001 includes design development, contract documentation, tendering, tender evaluation, contract award and construction. A critical piece of work is the timing of the seeding of the grass, which under this timetable should permit active playfield use in the fall of 2002.

The potential disadvantage to this approach is that there may be another firm, that could undertake the design at a lower cost. In any event staff would be guided by the fee schedule established by the British Columbia Society of Landscape Architects.

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## **Proposal Call**

In this approach the current firm would, along with two or three other firms, be asked to submit a proposal for service. The principal advantage of this approach is to establish a competitive pricing environment. The disadvantages include an eight week delay in the timetable for substantially completing the construction prior the start of the 2001 Fair as called for in our agreement with the PNE. A more significant delay in the active use of the fields could arise if seeding occurred after September 2000 in which case the fields would not be available for play until the summer of 2003. Other disadvantages are associated with bringing a new consultant up to speed with the site, site servicing, the site operator and the community. This situation is aggravated by the fact that the Park Board's project manager has been on extended sick leave. The combination of potentially a new consultant and another project manager would pose some coordination challenges. Finally achieving consistency of design style could possibly be somewhat more difficult..

## **Funding**

The projected budget for this project is \$2.9 million with funding to be derived from the 2001 capital budget, the Hastings park reserve, and fundraising. Approval for these funds will be sought in the near future or depending on timing as part of the 2001 Capital Budget approval.

In December 1999 Council approved \$3.75 million for the year 2000, which included a \$250,000 provision for the design of Phase 3-B.

The source of funding for the landscape architectural design service is available from the Council approved funds (\$250,000) and within the contingency balance of Phase 3-A.

## **SUMMARY**

This report seeks direction from the Board for the selection of a landscape architectural firm for the design of Phase 3-B of the Hastings Park Restoration.

Prepared by:

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