



Date: May 14, 2002

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: UPGRADE OF THORNTON PARK:  
AWARD OF CONSTRUCTION CONTRACT**

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## **RECOMMENDATION**

- A. THAT the Board approve the award of Tender T-2002-3, to T. Moscone & Bros. Landscaping Ltd. for \$417,900 to implement construction of Thornton Park, subject to City Council approving the additional required funding of \$298,000.**
- B. THAT no legal rights shall arise hereby and none shall arise until execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.**

## **POLICY**

Contracts in excess of \$300,000 are awarded by the Board.

## **BACKGROUND**

Thornton Park is a 3.8 acre park located at Main Street and Terminal Avenue. The park acts as a forecourt to two important gateways: the Pacific Central bus/train station and the SkyTrain. It is also an important green space along Main Street, one of the main vehicular entries into downtown Vancouver. The park was developed in 1923 and has become one of the finest ornamental parks in Vancouver with many large specimen trees.

The park's proximity to existing and proposed high-density residential developments, the train/bus station and Sky Train has resulted in increased pedestrian traffic flows and modified traffic patterns in the park. A new layout would assist in meeting contemporary needs while maintaining and enhancing the key heritage features of the park.

On July 11, 2000, Council approved \$250,000 for this project to cover consultant fees, project management, construction, contingency and GST, with the CityGate Park Payment-In-Lieu Fund

used as the funding source. Using this fund was agreed to by residents of the neighbourhood (CityGate Intertower Committees) in a townhall meeting in October 1999, since the initiative to upgrade the park came from the residents of CityGate.

On April 30, 2001, the Board hired Jonathan Losee Ltd to prepare a new layout for Thornton Park at a cost of \$36,100.

## **DISCUSSION**

Based on the plan prepared by Jonathan Losee Ltd., the estimated cost of construction for the upgrade of Thornton Park is \$500,000 including GST and contingency. The initial concept for the park upgrade was expanded after community interest group consultations and design workshops were held, including reviews by the Downtown Eastside Core Committee, Planning Department, Engineering Department and the Vancouver Heritage Commission. This resulted in a more detailed and sophisticated design being developed, including changes in construction materials which embellish the historical importance of the park by respecting its original design and its function as a major gateway to the City.

The importance of the park is also elevated by the proposed nearby high-tech development and a proposal to upgrade Station Street immediately to the north of the park. The proposed Skytrain plaza was increased in size to include the Main Street bus stop and increased pedestrian volumes into the park, the entry plaza to the park at the pedestrian crossing to Pacific Central Station was increased in size, and the sidewalk along Terminal Avenue will be relocated and separated from traffic by a tree-lined boulevard. All of these conditions have led to increased construction costs.

There is \$200,000 remaining in the account for construction. TransLink has offered \$2,000 towards the construction of the plaza at the SkyTrain station. Therefore, given that the upgrade will cost \$500,000, we are faced with a budget shortfall of \$298,000.

The historical importance of the Park, its contemporary role and its place in the future of the neighbourhood and the City can be achieved by completing the upgrade as designed. City Council, the Board, area residents, citizen groups and City staff have given their support to this project. Provision of the remaining Bosa Funds will allow the project to be realized.

There is \$298,838 remaining in the Bosa CityGate Payment-In-Lieu Fund. We are requesting Council to release these funds for this project.

Anticipating Council approval of additional funds the following tender bids were received for the design:

<b>Name of Bidder</b>	<b>Bid Price</b>	<b>Union or Open Shop</b>
T Moscone & Bros Landscaping Ltd	417,900.00	Union

UCC Group Inc	439,000.00	Open
CAP Ventures	475,000.00	Open
Terra Designworks	475,000.00	Open
Wilco Landscaping	483,000.00	Open
Holland Landscapers	483,642.00	Union
Brinkman & Associates	521,634.66	Open

Consultants and staff have reviewed the bids. The lowest bidder has scheduled completion of the project within 16 weeks. Consultants and staff recommend T. Moscone & Bros. Landscaping Ltd. be awarded the contract for \$417,900. Moscone has successfully completed a number of projects for the Park Board and we have secured good references for projects in other jurisdictions. If additional funding is not available, staff will not award the contract and will reconsider the size and scope of the project

**SUMMARY**

Subject to Council’s approval of additional funds and approval by the Board of the award of the contract to construct Thornton Park permits the long awaited redevelopment of the park to proceed. The park will be usable by the Fall of 2002.

Prepared by:

Park Development  
 Planning & Operations Division  
 Board of Parks & Recreation  
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