

Date: January 5, 2007



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: English Bay Bistro Consultant

RECOMMENDATION

- A) THAT the Board award a contract for architectural services for the new English Bay Bistro, up to and including all submissions required for approval of a Development Permit, to Acton Ostry Architects Inc. for a fixed fee of \$59,000, plus GST and disbursements.*
- 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

Consultant contracts over \$30,000 must be approved by the Board.

BACKGROUND

On May 1, 2006, the Board approved the “Concession Strategy Study” by the JF Group for changes to our food delivery processes. The approved strategy includes the development of a new bistro to replace the existing concession at English Bay. Consulting Firm submissions were received, interviews conducted, formal proposals evaluated.

DISCUSSION

The new bistro at English Bay is to replace the existing concession building located at the foot of Denman Street. In September 2006, A Request for Expression of Interest was advertised and 13 firms responded. The submissions were evaluated, and three qualified firms with appropriate experience were interviewed, followed by evaluations of their respective detailed responses to the Invitation for Proposals for Professional Services.

The scope of services to be provided by Acton Ostry Architects Inc. for the proposed bistro, will be as follows:

- A space program;
- Schematic;

- A report including recommended schematic design, servicing requirements, and the estimated cost;
- A submission and presentation to the Vancouver Urban Design Panel and to the Vancouver Development Permit Board;
- Meetings and general correspondence with the Vancouver Planning Department, Engineering Department, and Permits and Licenses Department;
- Application for Development Permit and response to “prior to” conditions and
- Revised development permit drawings as may be required.

The new bistro should include:

- A restaurant on one level with an approximate area of 2,500 sq. ft. and indoor seating capacity of 75.
- A 1,000 sq. ft. outdoor patio with a seating capacity of approximately 100 for temporary outdoor summer seating on the western end of the roof of the English Bay Bathhouse.

The intent is for the project to be undertaken through a public private partnership arrangement. In order to attract a competitive field of bidders it is important to establish certainty about the regulatory approval for the project. This phase of the project will set the stage for a building/operator of the proposed facility to be selected.

Staff recommends that the Board approve the award for architectural services to Acton Ostry Architects Inc., along with the cost of any required disbursements. The source of the funding is the Concession capital account.

The firm of Acton Ostry Architects is presently also engaged to provide design services for the Killarney Rink and the Harbour Green Restaurant project. The quality of professional service provided to the Board and stakeholders has been excellent. The recommendation to engage Acton Ostry for the design of the English Bay Bistro project is also supported by their track record of designing commercially successful restaurants in the private sector.

SUMMARY

The firm of Acton Ostry Architects Inc. has assembled a team of professionals, and is qualified to provide full architectural services for this project. The architect’s appointment is recommended by District staff and Planning and Operations staff. The proposed fee and allowance for disbursements are reasonable for the nature of the project and size of budget.

Prepared by:

Planning and Operations
Vancouver Board of Parks and Recreation