

Date: April 3, 2008



**TO:** Board Members – Vancouver Park Board  
**FROM:** General Manager – Parks and Recreation  
**SUBJECT:** China Creek Park South Upgrade

---

## RECOMMENDATION

- A. THAT, subject to Recommendations B, C and D, the Board enter into a contract in the amount of \$427,300.00 plus GST, for the upgrade of China Creek Park South as detailed in this report;*
- B. THAT the contract be on the terms and conditions outlined in this report and on such other terms and conditions as are approved by the General Manager of the Park Board in consultation with the Director of Legal Services;*
- C. THAT, upon approval of the contract by the General Manager of the Park Board in consultation with the Director of Legal Services, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;*
- D. THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract, and the Board reserves the right to rescind this resolution at any time up to the execution and delivery of the contemplated contract by the General Manager of the Park Board.*

## POLICY

Construction contracts over \$300,000 are awarded by the Board.

## BACKGROUND

On January 15, 2007 the Board approved the concept plan for upgrading China Creek Park South at East 10<sup>th</sup> Avenue and Keith Drive. The challenge to redeveloping the park was to achieve a balance between the resident's needs and the users of the existing skate bowl (built in 1979) which is considered to be of historical significance by the skateboard community. The residents of the area and the skateboarders were given the opportunity to help design the park at seven (7) public meetings from 2005 to 2008, by discussing what features and facilities they thought the park should have. The design of the park addresses the needs of the residents and the skateboarders by adding a new playground and paved plaza, providing an area for a community garden and modifying the skate bowl.

## DISCUSSION

Park features that the residents supported are included in the design. The park is designed to accommodate neighbourhood residents and skateboarders from across the City.

Generally the residents preferred a park with a focus or 'heart'. This was addressed by providing a central paved plaza with a large playground next to it. Beyond features or amenities desired for the park, the historical context of the area presented an opportunity to reference China Creek which flowed through the area from the southeast to northwest until 1910s when it was buried and diverted into a culvert. The ravine was filled in the 1950s.

The design includes paved entrances, meandering paths connecting three corners of the park and a playground surrounded by trees and lawn. A hard surfaced plaza is located in the centre of the park. An intermittent dry river of rocks with flowing grasses cascading across the park references the alignment of the historical creek. Benches and picnic tables will be placed throughout the park. Existing healthy trees on the site will be retained and new trees added.

The park has been designed by Greenway Landscape Architecture and Park Board staff .

Two bids were received for the project:

<b>Contractor</b>	<b>Bid Price</b>	<b>Union/Open Shop</b>
C.A.P. Ventures Ltd.	\$427,300.00	Open Shop
Cedar Crest Lands (B.C.) Ltd.	\$536,434.00	Open Shop

Staff have reviewed the submitted tenders and recommend that C.A.P.Ventures Ltd. be retained. C.A.P.Ventures Ltd. has recently successfully completed a number of projects for the VPB including; the Air India Ceperley Playground, Victoria Park Upgrade, and the new park at Oak and 37th.

## SUMMARY

Staff recommend that the contract for the upgrade of the park at East 10<sup>th</sup> Avenue and Keith Drive be awarded to C.A.P.Ventures Ltd. for a stipulated price of \$427,300.00. Funds are available for this amount.

Prepared by:

Planning and Operations, Park Development  
Board of Parks & Recreation  
Vancouver, BC  
CBL