

Date: May 22, 2009



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Emery Barnes Park Phase Two Construction Contract Award

RECOMMENDATION

- A. THAT, subject to Recommendations B, C and D, the Board enter into a contract with Cedar Crest Lands (BC) Ltd. in the amount of \$1,326,861.30 plus GST, for landscape construction services for Phase Two of Emery Barnes Park 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

The Board approves contracts over \$300,000.

BACKGROUND

The City/Park Board has assembled land for the purpose of developing Phase Two of Emery Barnes Park in Downtown South, bordered by Seymour, Davie and Helmcken Streets. Phase Two of the park will encompass the entire block with the exception of the existing development at the corner of Seymour and Helmcken Streets. Phase Two of the park, including the closed lane will be 5334.63m². Total park area will be 8971.67m².

On July 17, 2001 City Council authorized construction of Phase One of the park fronting on Richards and Davies Streets. Prior to park construction of Phase Two the Park Board and City are undertaking closure and consolidation of the lane, conversion of all existing overhead utility services within the lane corridor to underground, demolition of buildings along Seymour Street and an environmental site investigation of the Seymour Street properties.

Funding in the amount of \$5.5 million for Phase Two of the park was approved by the Board on July 21, 2008 and by Council July 22, 2008. The Park design was approved by the Board on July 21, 2008.

DISCUSSION

The project was tendered on April 6, 2009. Five contractors submitted bids.

Contractor	Bid Price	Union/Open Shop
Cedar Crest Lands (BC) Ltd.	\$1,326,861.30	Open Shop
Tybo Contracting Ltd.	\$1,366,655.00	Open shop
CAP Ventures Ltd.	\$1,459,000.00	Open Shop
Zagreb Construction Inc.	\$1,606,100.00	Open shop
Wilco Landscape Westcoast Inc.	\$1,823,500.00	Open shop

Phase Two of park development needs to be implemented in two stages due to the presence of an occupied building on Lots 17, 18 and 19, at the corner of Davie and Seymour Streets. The City owns the property; however, the two tenants (Money's Dry Cleaners and American Nails) have leases valid until May 31, 2010 and October 1, 2010 respectively. Despite numerous efforts to negotiate an early termination to the leases the buildings continue to be occupied. Therefore the completion of the park is to be undertaken as two separate projects. The tender documents provided for this eventuality. As a result of this stage excluding Lots 17, 18 and 19 the low bid is Cedar Crest Lands (BC) Ltd. at \$1,326,861.30.

Staff have reviewed the submitted tenders and recommend that Cedar Crest Lands (BC) Ltd. be retained. Cedar Crest has successfully completed a number of projects for the Vancouver Park Board including: Ebisu Park, Nelson Park, Columbia Park, Moberly Park, Fraser & Seventh, and Charleson Park.

The acquisition and development of Emery Barnes Park is funded out of the Downtown South Development Cost Levy reserve.

SUMMARY

Staff recommend that the contract for the construction of the Emery Barnes Phase Two project be awarded to Cedar Crest Lands (BC) Ltd. for the sum of \$1,326,861.30. Funds are available for this amount.

Prepared by:

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