



October 29, 2015

**TO:** Park Board Chair and Commissioners  
**FROM:** General Manager - Vancouver Board of Parks and Recreation  
**SUBJECT:** 17<sup>th</sup> and Yukon New Park Design/Build Contract

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## RECOMMENDATION

THAT the Vancouver Park Board enter into a fixed price contract with the design/build team led by Horizon Landscape Contractors in the amount of \$563,599 plus GST, to be funded by the 2015-2018 Capital Plan, for a new neighbourhood park at 17<sup>th</sup> Avenue and Yukon Street;

FURTHER THAT the contract be on the terms and conditions outlined in this report, and on such other terms and conditions as approved by the Board, with Bid Committee and Chief Purchasing Official (CPO) concurrence; and

AND FURTHER THAT upon Board approval of the contract, with Bid Committee and CPO concurrence, the General Manager of the Vancouver Park Board be authorized to execute the contract on behalf of the Board; and

AND FURTHER THAT no legal rights or obligations will be created by the Park Board's adoption of the above Recommendations unless and until such contract is executed by the General Manager of the Vancouver Park Board.

## POLICY

Vancouver Park Board's Procurement Policy (AF-015-01) requires that contracts with values over \$500,000 and less than \$2,000,000 require approval by the Vancouver Park Board, with Bid Committee and Chief Purchasing Official (CPO) concurrence.

## BACKGROUND

The construction of a new 0.15 hectare mini-park at 17<sup>th</sup> and Yukon has been identified as a priority in the 2015-2018 Capital Plan to fill a gap in access to green space in walking distance for residents. The design/build contract will result in the construction of the new park based on the concept that was approved by the Park Board on January 19, 2015. A copy of the approved park concept plan is attached as Appendix A to this report. The road closure was approved by the City of Vancouver Council on February 4, 2015, as described in Report RTS10833.

The City issued a Request For Proposal (RFP #PS20150429) on July 14, 2015, for Design/Build Services for the 17<sup>th</sup> and Yukon Park Development Project. The bid period was open for just over six (6) weeks and closed on August 28, 2015. Six (6) bids to the RFP were received and the scoring is summarized in the following table (only the successful bidder:

Vendor Name	Price*	Combined Score
Horizon Landscape Contractors	\$563,599	84.01
CLCS Ltd.		74.34
Enns Gauthier Landscape Architects Inc.		67.19
T. Moscone Bros. Landscaping Ltd.		67.08
Cedar Crest Lands (BC Ltd)		55.75
Fricia Construction Inc.		49.66

*\*Note: only the successful bidder's price is included*

The purpose of this report is to request Vancouver Park Board approval to award a CCDC 2-2008 fixed-price contract to Horizon Landscape Contractors for the construction of a new park at 17<sup>th</sup> and Yukon.

## DISCUSSION

City staff on the RFP evaluation committee, and subsequently the Bid Committee, have considered the proposals received and, based on the highest evaluation score, recommend that the City contract with Horizon Landscape Contractors for this construction project. The overall score was based on a weighted analysis in which price accounted for 40% of the score, while technical ability and sustainability accounted for 55% and 5% respectively. There were two lower priced proposals, but they did not adequately meet the terms of reference for this project and, as a result, received lower scores.

Horizon has teamed-up with a professional landscape architecture firm, van der Zalm and Associates (VDZ+A), which provides assurance that the design services will be delivered to the Park Board's satisfaction as this firm has demonstrated experience in comparable landscape design/build projects. Horizon recently delivered the Nanaimo Park Playground project without any schedule or change order issues.

The Park Board has worked inter-departmentally with the Vancouver Engineering Department to design a park that addresses community aspirations. The park will be funded through the 2015 Park Board budget, as well as Community Amenity Contributions (CACs) collected from a nearby property rezoning at 357-391 West King Edward Avenue. The CACs were allocated to the Park Board and Engineering specifically for traffic calming and improved safety.

Financial Planning & Analysis (FP&A) has reviewed the cost of the goods and/or services and concurs that \$733,000 is available from current Park Board and Engineering budgets for the construction and a construction contingency. The Park Board can allocate \$583,000 and Engineering has committed up to \$150,000 to this project, as outlined in RTS No. 10833.

## SUMMARY

The preferred proponent, Horizon Landscape Contractors coupled with van der Zalm and Associates, has successfully delivered past Park Board initiatives and has a strong understanding of the City's business and implementation needs. They have proven ability and relevant experience in providing similar services to organizations of comparable size and complexity. Horizon has a good track record in managing the complexity of these types of

park development initiatives, and staff are confident they will be able to deliver the park on time and on budget. Funds are available in the 2015 Budget.

This project confirms our commitment to provide parks and recreation opportunities for all Vancouver residents and provides green space within walking distance for the Mount Pleasant neighbourhood. The initiative aligns with the Park Board Strategic Plan and Greenest City 2020 directions. This project also demonstrates the value of working closely with allied departments to create meaningful and enhanced public spaces.

Staff recommend that the Vancouver Park Board enter into a fixed-price CCDC 14 - 2013 Construction Contract with Horizon Landscape Contractors for the new park at 17<sup>th</sup> and Yukon.

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Park Concept Plan



Plan View of New Park