



February 8, 2018

**TO:** Park Board Chair and Commissioners  
**FROM:** General Manager - Vancouver Board of Parks and Recreation  
**SUBJECT:** Douglas Park Playground Replacement - Construction Contract

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## RECOMMENDATION

- A. THAT the Vancouver Park Board authorize staff to negotiate, to the satisfaction of the Park Board's General Manager, City's Director of Legal Services, and the City's Chief Purchasing Official and enter into a contract with Canadian Landscape and Civil Services Ltd. for the renewal of the playground at Douglas Park, with an estimated contract value of \$759,056.00, plus applicable taxes, to be funded through the 2018 Capital Budget supported in part by a donation from the Douglas Park Community Centre Association;
- B. FURTHER THAT the Director of Legal Services, Chief Purchasing Official and Park Board General Manager be authorized to execute on behalf of the Board the contract contemplated by Recommendation A; and
- C. THAT no legal rights or obligations will be created by Board adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these Recommendations.

## REPORT SUMMARY

An Invitation to Tender (ITT PS20170706) was issued December 8, 2017, for the Douglas Park Playground Replacement. The ITT was advertised on the City of Vancouver website and BC Bid and the work was called in accordance with the terms and condition of the City's Procurement Policy AF-015-01. The Tender closed on January 24, 2018. The ITT evaluation committee, and subsequently the Bid Committee, have considered the responses received and recommend that the Park Board negotiate and, if such negotiations are successful, enter into a contract as described above with Canadian Landscape and Civil Services Ltd.

## BOARD AUTHORITY

As per the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over park land use in the City of Vancouver, including any structures, programs and activities, fees, and improvements that occur within designated parks.

The Park Board's Procurement Policy requires that contracts with values from \$500,000 and less than \$2,000,000 must be approved by the Park Board with concurrence of Bid Committee and Chief Purchasing Official.

## **BACKGROUND**

Douglas Park is a 5.32 hectare park located at 801 West 22<sup>nd</sup> Avenue. Many of the playground elements are over 25 years old. The Douglas Park playground has been identified as a high priority for replacement due to its age, as well as due to the increase in population in the neighbourhood. The very busy playground serves the local neighbourhood as well as a preschool operating out of the adjacent Douglas Park Community Centre.

In line with recommendations in the 2015 city-wide Assessment of Playspaces report, the playground at Douglas Park has reached the end of its service life and is in need of replacement to ensure Canadian Standards Association (CSA) compliance, to reduce on-going maintenance costs and to create a more inclusive space for play.

## **DISCUSSION**

The design for the new playground at Douglas Park was developed by Park Board staff through a close collaboration with Park Board Operations and the Douglas Park Playground Committee. The playground committee is made up of Douglas Park Community Centre Association members, as well as several interested neighbourhood residents. The designs were developed with input from these groups as well as feedback from the larger community. The proposed new playground will be CSA compliant and accommodate a wide range of ages and abilities. In addition, the new playground will be constructed of materials that are durable and will accommodate the large number of children that frequent this park.

### **Public Engagement**

To help inform the playground design, stakeholders and members of the public were asked for their ideas for the renewed playground during the Douglas Park Days event in June 2016. With this initial feedback, the Douglas Park Playground Committee and Park Board staff developed priorities for the new playground. A workshop was held with several children and members of the playground committee to explore potential elements and equipment types. A concept was developed along with image boards to help visualize the design.

The public was invited to an Open House at the community centre in October 2016. Approximately 50 residents attended and 186 respondents completed the questionnaire that was available at the open house and on-line. Notifications of the open house included the delivery of flyers to the surrounding residences in a 2-block radius, social media posts promoting the event with links to the questionnaire, signs installed in the park, flyers posted at nearby schools, and notification of members of the Douglas Park Community Centre Association. The top five most desired elements identified by respondents were swings, a tower climber with slides, natural play elements, a sand play area, as well as retention of the zip line; all have been included in the design.

The concept was further developed based on input received and continued discussions with the Douglas Park Playground Committee, the Playground Accessibility Focus Group (PAFG), and Park Board Operations staff.

### **Playground Design**

The 2015 Assessment of Playspaces report includes a number of design recommendations and strategies for playground renewals ensuring safe, CSA compliant, accessible, inclusive, challenging, nature-inspired play environments useable by residents all year round.

Early in the design process, the Playground Committee and Park Board staff pursued a design that would be both challenging as well as inclusive for children with a wide range of abilities. In particular, the Committee asked staff look at ways to make the playground as welcoming as possible for children with autism spectrum disorder. Elements included in the design that help foster this include, a quiet contemplative area, nature themes and tones, fencing to assist caregivers in monitoring children, balance elements, and cooperative play opportunities.

The history of the park site is symbolically woven into the design of the new playground. A sand play area is bordered by a low fence and a rubberized berm with log climbing structure. The logs and berm represents the beaver dam that began the evolution of the Douglas Park landscape following the last ice age. The design also includes a water/sand play table, as well as an accessible playhouse, wooden deck and digger to cater to younger children. Nature-inspired play was important to 85% of those that filled out the playground survey. The playground design responds to this by including boulders, logs, plants, water, sand, and other nature inspired features to reflect a natural history.

Park staff worked with two custom wooden playground equipment suppliers and with input from Douglas Park Playground Committee determined which offered the best overall value. Kinsol Timber Systems Ltd. will provide a 3 meter tall log tower slide connected with ramps to lower platforms, as well as to a platform ringing a mature existing tree. This will provide a challenging play circuit with multiple points of access/egress. The design of the tower acknowledges the site's logging history.

The existing spiral slide, climbing boulder, and zip-line will be restored and returned to the new playground along with new swings, spring toys and a small trampoline. New picnic tables and benches will provide comfortable seating along a new asphalt path. A new path with rubberized safety surfacing will weave through the playground, providing accessibility to play elements while making reference to the historic stream that once flowed through the park.

The sport court area redesign includes relocating the nets, converting some paved areas into planting areas, new seating, and a new drinking fountain. Drainage improvements will collect runoff from the play area and direct it to a small rain garden located in the lowest point of the park on the north side of playground. Additional trees will also be planted on the north side of the playground. A detailed drawing of the park design is attached as Appendix A.

### **Procurement**

On February 8, 2018, the Bid Committee approved the recommendations from Supply Chain Management to award to the low bidder. Park Development worked with Supply Chain Management to prepare the construction package and together evaluated this recommended best approach.

The ITT PS20170706 was advertised on the City of Vancouver website and BC Bid and the work was called in accordance with the terms and condition of the City's Procurement Policy AF-015-01. The table below summarizes the process for the Douglas Park playground renewal:

Date of Issuance of ITT:	December 6, 2017										
Notices Sent:	Supply Chain Management sent notices to six (6) tenderers										
Closing Date:	January 24, 2018										
Responses Received:	<table><thead><tr><th>Vendor Name:</th><th>Price:</th></tr></thead><tbody><tr><td>Canadian Landscape and Civil Services Ltd.</td><td>\$759,056.00</td></tr><tr><td>TGK Irrigation Ltd.</td><td>\$798,224.00</td></tr><tr><td>Wilco Civil Inc.</td><td>\$826,113.00</td></tr><tr><td>Cedar Crest Lands Ltd.</td><td>\$867,913.00</td></tr></tbody></table>	Vendor Name:	Price:	Canadian Landscape and Civil Services Ltd.	\$759,056.00	TGK Irrigation Ltd.	\$798,224.00	Wilco Civil Inc.	\$826,113.00	Cedar Crest Lands Ltd.	\$867,913.00
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Departments:	Supply Chain Management and Parks Development, with the assistance of Legal Services.										

Canadian Landscape and Civil Services Ltd. submitted the lowest tender price for the full scope of work. Canadian Landscape and Civil Services Ltd. has a history of constructing high quality public spaces in the City of Vancouver, including the Nanaimo Park playground and Empire Fields/Slidey Slide Park.

On February 8, 2018, the funding and associated contract award was presented to the Bid Committee. Additionally, Financial Planning & Analysis (FP&A) has reviewed the cost of the goods and/or service and concurs that funding is available from the 2018 Capital Budget. This funding is available from the Playgrounds account for the Douglas Park Playground renewal. Project funding includes a \$480,000 donation from the Douglas Park Community Centre Association.

### Construction Schedule

Subject to Board approval, construction of the playground upgrade at Douglas Park is scheduled to begin in March 2018. The playground replacement is scheduled for substantial completion in July 2018.

### CONCLUSION

Canadian Landscape and Civil Services Ltd. has a proven record of constructing quality park projects and submitted the lowest tender price for the renewal of the playground at Douglas Park. The Project Manager, along with Park Operations staff, will work with the contractor to inspect progress of the work and ensure the work is performed according to specifications, is delivered on time, and is within the budget allocation.

Staff recommends that the Vancouver Park Board enter into a contract with Canadian Landscape and Civil Services Ltd. for the Douglas Park Playground Replacement.

General Manager's Office  
Vancouver Board of Parks and Recreation  
Vancouver, BC

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Douglas Park Playground Replacement- Concept Plan

