



Date: April 11, 2002

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: DOWNTOWN SOUTH PARK PHASE 1 CONSTRUCTION CONTRACT AWARD

RECOMMENDATION

- A. *THAT the Board approve the award of Tender T-2002-2, to UCC Group Inc for \$ 1,008,000 to implement construction of Downtown South Park Phase 1.***
- 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

Contracts in excess of \$300,000 are awarded by the Board.

BACKGROUND

The project was initiated in response to the Downtown South Community Plan which Council approved in 1991. The Plan proposed the transformation of the area into a residential neighbourhood. In 1992 an area-specific Development Cost Levy bylaw was passed to fund community amenities including parks. Stevenson + Associates were retained in 1997 to develop an overall concept plan for the development of a park in the 1100 Block Seymour Street and the 1100 Block Richards Street between Davie Street and Helmcken Street. The concept design of the park was developed with the community in two well attended workshops during 1997/98.

On July 30 and 31, 2001 the Board and Council respectively approved in principle the overall concept design prepared by Stevenson + Associates and Council authorized the Park Board to expend \$1.45 million from the Downtown South Development Cost Levy Reserve for the Phase 1 of the park in the 1100 block Richards Street. These costs include consultant design fees, City and VPB staff time, demolition of existing buildings, and new landscape construction. On October 1, 2001 the Board approved the appointment of Stevenson + Associates for a fee of \$52,800 plus disbursements up to \$5000 to proceed with refinement of the design, development of detailed construction drawings and a tender package for the first phase of the project. The second phase of

the project will proceed when the land assembly in the 1100 block Seymour Street is complete.

DISCUSSION

The design rationale of the park is as follows: The park will be a neighbourhood park for the emerging population of the Downtown South and it will provide a green oasis for passive recreation for local residents. Landscaping will include perimeter street trees, a central lawn, trees and perennials, irrigation, paved sidewalks and plazas, a water feature, benches, seating walls, trellises, and lighting. Attention has been focused on the safety of park users by the absence of low branching trees and large shrubs providing site lines through the park from the street and a well designed night lighting plan.

The following tender bids were received:

Name of Bidder	Bid Price	Union or Open Shop
UCC Group Inc	1,008,000.00	Open
Maplewood Landscaping	1,148,000.00	Union
Brinkman & Associates	1,164,352.75	Open
Terra Design	1,195,000.00	Open
North by Northwest Ventures Inc	1,255,790.70	Open
Matcon Civil Contractors inc	1,324,212.00	Open
Wilco Landscape Contractors Ltd	1,383,000.00	Open

SUMMARY

The total construction budget for this project which includes demolition and contingency is \$1,350,000. Consultants and staff have reviewed the bids. The lowest bidder has scheduled completion of the project within 20 weeks. Starting date will be late May. Consultants and staff recommend UCC Group Inc be awarded the contract. Approval by the Board of the award of the contract to construct Downtown South Park Phase 1 means that the long awaited development of the park can be realized by late September 2002.

Prepared by:
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