

Date: June 9, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Convention Centre Restaurant Consultant

RECOMMENDATION

- A) THAT the Board award a contract for architectural services, up to and including all submissions required for approval of a Development Permit, to Acton Ostry Architects Inc. for a fixed fee of \$80,000, plus GST and disbursements for the new Harbour Green Restaurant;***
- 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

Consultant contracts over \$30,000 must be approved by the Board.

BACKGROUND

In May 2002, the Board supported the proposed rezoning of the Burrard Landing site to accommodate the Vancouver Convention and Exhibition Centre (VCEC). The Board also supported the connection of the seawall up to Burrard Street and a grand stair connecting the proposed public plaza at the foot of Thurlow Street with the Seawall.

In May 2002, Council approved the comprehensive development rezoning (CD-1) Guidelines for a new Convention Centre and Exhibition Centre development and adjacent park development.

In September 2004, the Board supported the building of a city-funded underground parking structure underneath the grand stair in Harbour Green Park to provide parking for the proposed float plane terminal north of the Convention Centre expansion and for a Park Board restaurant tucked into the slope in the north-east corner of Harbour Green Park.

On May 1, 2006, the Board approved the “Concession Strategy Study” by the JF Group for changes to our food delivery processes. The approved strategy includes the development of a new restaurant at the east edge of Harbour Green Park between Harbour Green Park and the Convention Centre project.

DISCUSSION

The new restaurant in Harbour Green Park is to be located at the foot of Thurlow Street and West Waterfront Road. A site plan (Appendix 1) and photos (Appendix 2) are attached for reference.

Architectural proposals were solicited from two Architectural firms. Acton Ostry Architects Inc. was the only submission received.

The scope of services to be provided by Acton Ostry Architects Inc. as identified in the Request for Proposals are as follows:

- A space program for the Restaurant;
- Schematic designs for the new Restaurant;
- A report including recommended schematic design, servicing requirements, and the estimated cost of the new restaurant;
- A submission and presentation to the Vancouver Urban Design Panel and to the Vancouver Development Permit Board;
- Meetings and general correspondence with the Vancouver Planning Department, Engineering Department, and Permits and Licenses Department;
- Prior to Conditions response; and
- Revised development permit drawings as may be required.

The new restaurant, in accordance with the Convention Centre Development and Harbour Green Park development zoning bylaw, is to include:

- A restaurant on two levels with an approximate area of 6,450 sq. ft. with approximate 175 seating capacity;
- A 2,700 sq. ft. outdoor patio with approximate 210 seating capacity.

Acton Ostry Architects Inc. submitted a lump sum fee of \$80,000 to provide architectural services for programming, schematic design, and procurement of all submittals as required for the approval of a Development Permit as identified in the above scope of services.

The combined total fee and disbursements for the project will not exceed \$88,000, and this amount is within the “Tariff of Fees for Architectural Services” established by the Architectural Institute of BC.

The intent is for the project to be undertaken through a public private partnership arrangement. In order to attract a competitive field of bidders it is important to establish certainty about the regulatory approval for the project. This phase of the project will set the stage for a building/operator of the proposed facility to be selected.

Staff recommend that the Board approve the fee for architectural services, along with the cost of any required disbursements. The source of the funding is the Concession capital account.

SUMMARY

The firm of Acton Ostry Architects Inc. has assembled a team of professionals, and is qualified to provide full architectural services for this project. The architect's appointment is recommended by District staff and Planning and Operations staff. The proposed fee and allowance for disbursements are reasonable for the nature of the project and size of budget.

Prepared by:

Planning and Operations
Vancouver Board of Parks and Recreation
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JM