

Date: June 14, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: New Park for Marpole at West 72nd Avenue and Osler Street and Selkirk Street: Construction

RECOMMENDATION

- (A) *THAT the Board award the contract to Cedar Crest Lands B.C. Ltd. for the construction of the proposed new park at West 72nd Avenue and Osler Street at a price not to exceed \$441,582;*
- (B) *THAT no legal rights shall arise hereby, and none shall arise until the execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.*

POLICY

Construction contracts over \$300,000 are awarded by the Board.

BACKGROUND

In September 2005, the Board approved the concept plan for the new park and playground at West 72nd Avenue and Osler Street. The residents of the area were given the opportunity to help design the park at an open house held June 1, 2005, by discussing what features and facilities they thought the park should have. Park Board staff used this information to develop two conceptual plans that were presented at a subsequent open house on August 11, 2005. The approved concept was preferred by the majority of those attending the open house.

DISCUSSION

Park features that the residents supported are included in the design. The park is designed as a passive area with the exception of a playground. Generally the residents preferred a park with an area for children to play and a quieter area for relaxing and for seniors. Beyond features or amenities desired for the park, the historical context of the area presented an opportunity to reference Japanese garden design for entrances, screens, pathways/boardwalks, a stream, and plant material.

The design includes four accessible entrances. A meandering paved path connects three corners of the park. A playground, surrounded by trees and lawn, is located in the northwest corner of the park. The lane will have structural granular paved driving lanes with structural grass strips. Tactile pedestrian crossings will also be incorporated. A pine forest with a carpet of lawn is proposed for the east side of the park along with a dry river of large rocks with flowing grasses cascading down the slope and terminating in a “quiet” garden of specimen Japanese varieties of plant material. Benches and picnic tables will be placed throughout the park. Existing healthy trees on the site will be retained.

The park site is divided by the existing lane which is used for deliveries and garbage pick-up at existing businesses south of the park. Closure of the existing lane was not supported by City Engineering. The existing lane will be retained with a “Country Lane” treatment, which was supported by most of the residents.

The park has been designed by staff and the construction budget for the park is \$475,000. Four bids were received for the project:

Contractor	Bid Price	Union/Open Shop
Cedar Crest Lands (B.C.) Ltd	\$441,582.00	Open Shop
Wilco Landscape Contractors	\$473,860.00	n/a
Maplewood Landscapers	\$550,000.00	n/a
Brinkman & Associates	\$978,886.70	Open Shop

Staff have reviewed the submitted tenders and recommend that Cedar Crest Lands (B.C.) Ltd. be retained. Cedar Crest has successfully completed a number of projects for the Park Board, including Hillcrest Park, Charleson Park, Quilchena Park, and Sahalli Park.

SUMMARY

Staff recommend that the contract for the construction of a new park at Osler Street and West 72nd Avenue be awarded to Cedar Crest Lands (B.C.) Ltd for a stipulated price of \$441,582. Funds are available for this amount.

Prepared by:

Planning and Operations, Park Development
Board of Parks & Recreation
Vancouver, B.C.
CBL