

Date: June 13, 2007



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Oppenheimer Park and Field House Upgrade:
Consultant Contract

RECOMMENDATION

- A.** *THAT, subject to the conditions set out in Recommendations B, C and D, the General Manager of Parks and Recreation be authorized to enter into a contract with Space2place for the sum of \$179,300 (fees and disbursements) for the Oppenheimer Park and Field House Upgrade on the basis of a renovated field house with funding to be provided from the Capital Budget;*
- B.** *THAT the General Manager of Parks and Recreation be authorized to execute and deliver on behalf of the Park Board all legal documents required to implement Recommendation A;*
- C.** *THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Parks and Recreation in consultation with the Director of Legal Services;*
- D.** *THAT no legal rights or obligations will be created or arise by the Board's adoption of Recommendations A, B and C above unless and until such legal documents are executed.*

POLICY

Consultant contracts over \$30,000 are awarded by the Board.

BACKGROUND

Oppenheimer Park, named for Vancouver's second Mayor, David Oppenheimer, was officially opened in 1898. Occupying a city block, this .98 hectare park is located in Vancouver's Downtown Eastside (DTES) neighbourhood at the corner of Powell and Jackson Streets. The park's features include many shaded seating areas, a children's playground, shuffleboard, basketball courts, field house, softball pitch and open grassy areas.

The Oppenheimer Park Committee contacted the City of Vancouver and Park Board during the Capital Planning process of 2005 requesting Oppenheimer Park be considered for redevelopment in the 2006-2008 Capital Plan. The Oppenheimer Park Redevelopment Committee currently consists of members of the local community, area residents, representatives from the Powell Street Festival, Aboriginal Elders Council, Watari, Strathcona BIA, Vancouver Buddhist Temple, and the Salvation Army, as well as staff from the Carnegie Community Centre Association, the Life Skills Centre, and Community Services, Planning Department. This group's interest is to understand the needs of all the current user groups, to examine design programming, and consider options for redeveloping the existing field house and park. The desired outcome is a visually appealing and inspirational park and field house, embracing elements of green design and sustainability and engendering interest and a sense of ownership amongst park users.

The 2006-2008 Park Board Capital Plan provides \$700,000 for the park upgrade and \$670,000 for the field house upgrade. The combined funding for the project is \$1,370,000 which includes consultants' fees, construction costs and contingencies.

It is anticipated that the public consultation process and design phase will begin in July 2007, construction in the Spring of 2008 and the project will be completed in the Fall of 2008. The anticipated timeline is as follows:

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| Community consultation and park design programming | Summer/Early Fall 2007 |
| Concept plan recommendation to Park Board | Fall 2007 |
| Design development/contract documents | Fall/Winter 2008 |
| Tendering | Spring 2008 |
| Construction | Summer/Fall 2008 |

The consultancy fees are for all phases of the work through to completion of construction, including community consultation and design program development, conceptual design development, cost estimates, detail design services, tender documents, construction supervision, field services, and project administration for both the park and the field house. There are two options for the field house upgrade to be explored, a complete renovation of the existing building or new construction in a new location.

As there are a number of community (Carnegie Centre) and City (Engineering and Planning Department) initiatives currently taking place throughout the DTES Oppenheimer neighbourhood, at key points in the process the consultant will present the work to a staff technical team for information and commentary. The technical team consists of staff from Park Board, Engineering and Community Services (Central Area Planning, DTES).

DISCUSSION

Park Board staff has met with the Oppenheimer Park Redevelopment Committee several times over the past few months, discussing the community's needs, vision, and design program requirements for the park and field house upgrade. The community's desires

and the Park Board's requirements were articulated in a Terms of Reference for a consultant team (led by a landscape architecture firm) to provide public process, full service documents, and field services for the Oppenheimer Park and Field House Upgrade.

Eight landscape architecture firms were asked to consider the Terms of Reference and respond to the request for proposals. Jonathan Losee, Phillips Farevaag Smallemberg, Space2place, and PWL Partnership submitted proposals.

Park Board staff, the Technical Committee and the Oppenheimer Park Redevelopment Committee reviewed the consultants' proposals and concluded that Space2place had an excellent understanding of the project and sustainable development, experience with Vancouver park upgrades of a similar scope and with similar considerations, and a proved track record of working well with the community and meeting project delivery dates and budget targets.

The proposal requested consultants to bid on the basis of either a renovated field house or a completely new field house. Space2place bid \$179,300 and \$143,000 respectively. The contract award will be structured in such a way to provide for either of these options, with the choice to be made at the conclusion of the conceptual design phase. Recommendation A provides authority to proceed to the maximum amount, should the renovation option be selected.

The next stage in this project is to retain a consultant to work with the community to outline a design program, develop conceptual design options, refine a concept plan to recommend to the Park Board and then take the concept plan through to contract documentation, tendering and the construction phase.

Staff recommend this consultancy contract be awarded to Space2place. The proposed contract includes subconsultants with expertise in architecture and engineering. The fee proposal is reasonable, and within the guidelines established by the BC Society of Landscape Architects.

SUMMARY

Staff recommend that the consultant services for the Oppenheimer Park and Field House Upgrade be awarded to Space2place for the sum of \$179,300 (fees and disbursements) plus GST. Funds are available for this amount.

Prepared by:

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:db

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