

Date: April 4, 2008



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Prospect Point Parking Lot & Road Relocation

RECOMMENDATION

- A. THAT, subject to Recommendations B, C and D, the Board enter into a contract with Grandview Blacktop Ltd. in the amount of \$907,868.53 plus GST, for Prospect Point Parking Lot & Road Relocation as detailed in this report;*
- B. THAT the contract be on the terms and conditions outlined in this report and on such other terms and conditions as are approved by the General Manager of the Park Board in consultation with the Director of Legal Services;*
- C. THAT, upon approval of the contract by the General Manager of the Park Board in consultation with the Director of Legal Services, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;*
- D. THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract, and the Board reserves the right to rescind this resolution at any time up to the execution and delivery of the contemplated contract by the General Manager of the Park Board.*

POLICY

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

BACKGROUND

The dramatic storms of December 2006 destroyed some of Stanley Park's oldest and largest trees. Thirty hectares of forest were severely damaged and another fifty hectares of forest were moderately damaged. On April 16, 2007 the Park Board approved the Stanley Park Restoration Plan. The essential goals of the Stanley Park Restoration Project are the achievement of an environment which is safe for users, abundant in plant and animal/bird habitat and successful in its design objectives to make reparation to the Park. Prospect Point in Stanley Park was damaged in the storms and the aftermath had left both challenges and opportunities. There was massive blow down in the area adjacent to Park Drive across from the Prospect Point floral display. The objective of this project is to create a new Park Drive road alignment and related parking at Prospect Point. This will

see the abandonment of the existing hairpin alignment and the development of a new alignment curve within the footprint of the new forest clearing.

Hydrology is an important facet of this project, as there is a requirement to reroute the existing road and parking surface drainage away from the escarpment to the west and direct it east and south for the new road and parking layout.

Prospect Point is among the most visited tourist destinations in the Park and this stature demands design excellence in creating an enhanced walking and viewing experience, improving the relationship of the café to its redesigned surroundings and introducing a natural forest aspect to the recovered areas.

DISCUSSION

On December 10, 2007 the Board approved the concept plan for the proposed Prospect Point road realignment. This project involves the relocation of 140m of Park Drive at Prospect Point and redesign of the adjacent angle parking across from the Prospect Point Restaurant. The design includes asphalt, curb and sidewalk work, storm sewer system and drainage improvements, a rain garden and site grading. The number of parking stalls has been maintained and the parking area has been separated by a landscaped median to improve public safety. This contract is an integral part of the Prospect Point project which also includes landscape architectural features and arboriculture elements for completion of the Prospect Point project. Landscape construction will be tendered in a separate contract.

The work was designed by Kerr Wood Leidal Consulting Engineers .

Four bids were received for the project:

Contractor	Bid Price	Union/Open Shop
Grandview Blacktop Ltd.	\$907,868.53	Union
Wilco Landscape Inc.	\$976,050.80	Open Shop
C.A.P. Ventures Ltd.	\$988,249.50	Open Shop
Westpro Constructors Group Ltd.	\$1,147,160.00	Open Shop

Staff have reviewed the submitted tenders and recommend that Grandview Blacktop Ltd. be retained. Grandview Blacktop Ltd. has recently successfully completed a number of projects for the VPB including; Lost Lagoon and Garden Park Tennis Court Reconstruction, Ceperley Park Bike Path Construction, and the 2004 Stanley Park Seawall Pathway Reconstruction project.

SUMMARY

Staff recommend that the contract for the Prospect Point Parking Lot & Road Relocation project be awarded to Grandview Blacktop Ltd. for the price of \$907,868.53. Funds are available for this amount from the Stanley Park Restoration Fund.

Prepared by:

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