

Date: May 22, 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 C.A.P. Ventures Ltd. in the amount of \$965,000 plus GST, for Prospect Point re-landscaping project 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 overall redesign concept for Prospect Point which relocates the road and parking inland from the escarpment and landscapes the old road and parking areas.

The project was broken into two phases, road works and landscape works. The road works contract was awarded by the Board on April 14, 2008, and work is currently underway on this phase of the work.

The landscape phase, designed by the PWL Partnership, was bid and closed in early May. The works included site re-grading, a new plaza and ornamental planter configuration, walking trails and reestablishment of native trees and understorey.

Nine firms picked up documents and attended the bidders' meeting.

Two bids were received for the project:

Contractor	Bid Price	Union/Open Shop
C.A.P. Ventures Ltd.	\$1,303,500	Open
Wilco Landscape Inc.	\$1,408,051	Open

Both bids exceeded the project estimated cost. As a result staff negotiated with the low bidder, C.A.P. Ventures Ltd. to reduce the contract award to \$965,000. The principal deletion was the ornamental steel and concrete fence detail.

SUMMARY

Staff recommend that the contract for Prospect Point re-landscaping project be awarded to C.A.P. Ventures Ltd. for the price of \$965,000. Funds are available for this amount from the Stanley Park Restoration Fund.

Prepared by:

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JDL/yf