

Date: January 21, 2010



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Approval of Concept and Consultancy Award
Grandview Park Upgrade

RECOMMENDATION

- A.** *THAT the Board approve the concept plan for the proposed upgrade of Grandview Park as described in this report and illustrated in Appendix A;*
- B.** *THAT subject to Recommendations B, C and D, the Board enter into a contract with van der Zalm + Associates Inc. in the amount of \$117,541 plus GST, for the upgrade of Grandview Park as detailed in this report;*
- C.** *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;*
- D.** *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;*
- E.** *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

The Board approves new park designs.

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

BACKGROUND

Grandview Park is a .89 hectare park on the east side of Vancouver, bounded by Charles Street, Cotton Drive, Williams Street and Commercial Drive. The park is characterized by mature trees, a fieldhouse, older play equipment, water play feature, and tennis courts. There is a stage area that facilitates a number of community events held each year. A Cenotaph is located on the east side of the park adjacent to Commercial Drive that serves as the focal point for Remembrance Day ceremonies.

The current 2009-2011 capital plan had identified the need for upgrades to Grandview Park. The Capital budget had earmarked \$1,000,000 for the upgrade, and combined with the grant of \$500,000 provides a total project budget of \$1,500,000. A requirement of the grant is that the project must be completed by March 2011.

In December 2007, Park Board staff met with a group of residents from the area that were advocating for improvements to Grandview Park. The group "Friends of Grandview Park" followed up by submitting a presentation to the Board.

As part of the public process for the park upgrade, residents of the area and community organizations were invited to provide input at an Open House held June 3rd 2009. A subsequent Open House was held in the park in October of 2009. Both meetings were well attended and 140 questionnaires were returned that provided input into desired improvements.

With the feed back from the Open Houses, three concepts (illustrated in Appendix A) were developed and reviewed by Park Board Operations staff. On January 19, 2010 an Open House was held at Britannia Community Centre where the concepts were displayed. This meeting was attended by approximately 100 residents with 80 questionnaires being completed. In addition, 12 comment forms were received from the web survey.

Of the 92 questionnaires received, 12% indicated they do not wish any significant changes made to the park. In 8% of the submitted questionnaires, residents preferred Concept A, 59% preferred concept B and 21% concept C.

Comments suggest that in general, concept B was preferred for the significant increase in open green space it would provide. In concept B, the existing field house would be removed and rebuilt in the North West corner of the park. The new structure will include washrooms and a small room for a Park Board gardener. The three tennis courts in the park are to be reduced to one multi-use court. This, along with the relocation of the field house, will greatly improve sight lines into the park and result a large open grass area. The design also includes a new playground and water play feature relocated to the north side of the park for the many youth that frequent the park. Low fencing, planting and benches will help define the children's playground. The playground design will improve accessibility with the use of a variety of surfacing as well as the types of play structures. New paths through the park will better connect elements. Drainage will be upgraded to help address the health of the grass and the wet conditions in the winter months. The area around the cenotaph will be opened up with the removal of the existing planted area and two trees directly behind the monument. There will be improvements to entry points into the park

that may feature public art. Areas around the entrances are to be planted to help define and beautify the connections to Commercial Drive and Britannia Community Centre. There was interest expressed by some who attended the Open House for a more extensive paved seating area along Commercial Drive in the final design.

DISCUSSION

On December 17, 2009 an RFP went out to 10 landscape architecture consulting firms. The scope of the consultancy would include design development, working drawings and specifications, tendering and construction services. Proposals were received from 7 firms on January 20, 2010. The following are their submitted bids:

Company	Price
van der Zalm + associates inc.	\$117,541.00
Durante Kreuk Ltd.	\$119,952.00
HBLanarc	\$130,836.00
Lees & Associates	\$143,310.00
Jonathan Losee	\$184,735.00
Sharp & Diamond Landscape Architecture	\$203,671.00
PWL Partnership	\$233,940.00

The landscape architecture consulting firm, van der Zalm + associates inc. is the lowest bid and are well qualified for this consultancy contract. They have worked for the Vancouver Park Board on several projects in the past, including Trillium Park.

The next step is to have the consultants proceed with refining the concept plan and developing working drawings. Construction is planned to begin in the summer and be completed by next spring.

SUMMARY

Staff recommends the approval concept plan B for the Grandview Park upgrade, and that the consultancy contract be awarded to van der Zalm + associates inc. for the sum of \$117,541.00. Funds are available for this amount.

Prepared by:

Planning and Operations
Vancouver Board of Parks and Recreation
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DY/

Appendix A



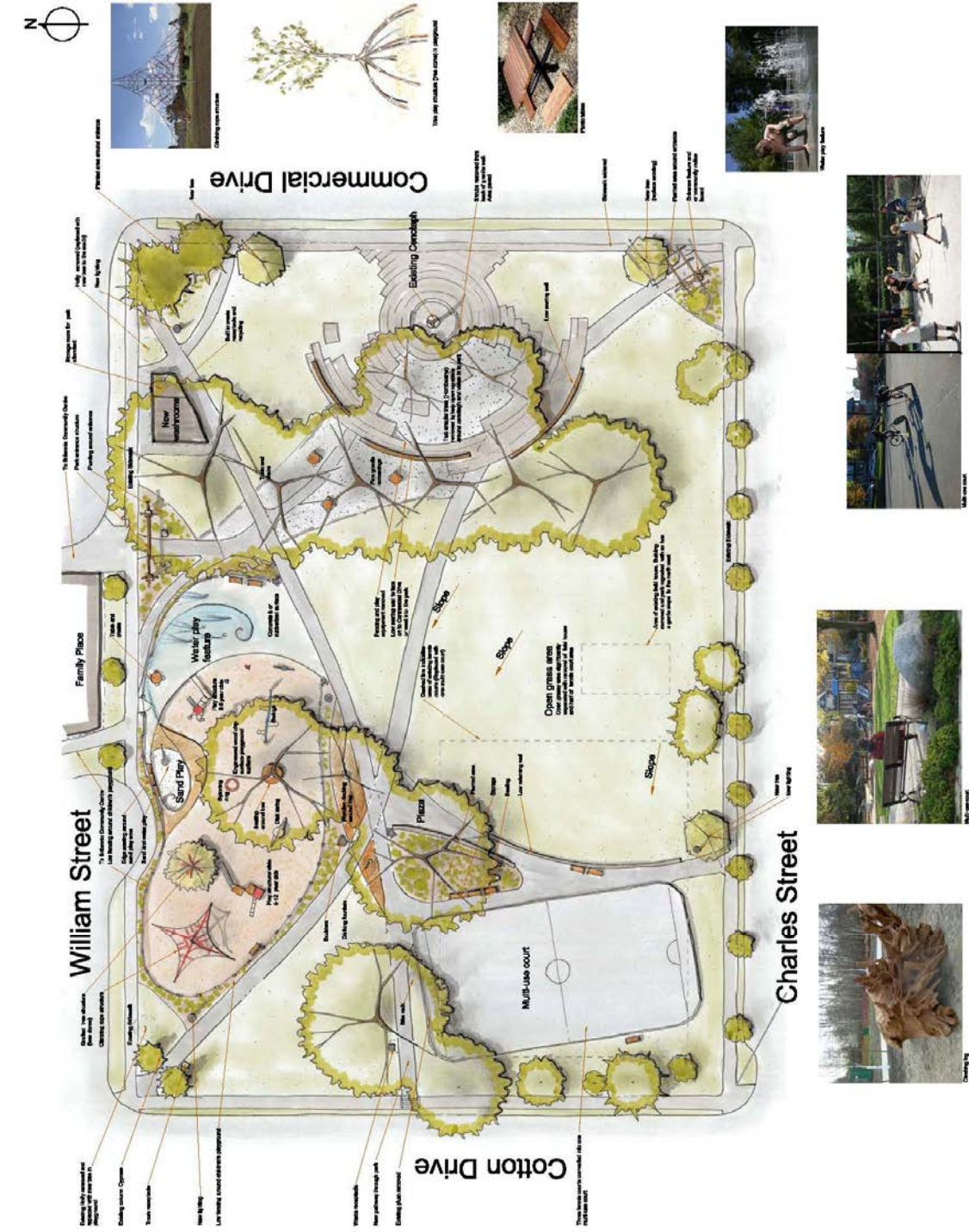
Grandview Park Concept A
Scale 1:500

Concept A



Grandview Park Concept C
Scale 1:500

Concept C



Concept B