



Date: April 22, 2013

**TO: Board Members – Vancouver Park Board**  
**FROM: General Manager – Parks and Recreation**  
**SUBJECT: Construction Contract Award – Kitsilano Beach Tennis Courts Renovation**

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## RECOMMENDATION

- A. THAT, subject to Recommendations B, C and D, the Board enter into a fixed price contract with Cedar Crest Lands (B.C.) Ltd. in the amount of \$531,117.60, plus GST, to be funded by the 2012-2014 Capital Plan, for the Kitsilano Beach Tennis Courts Renovation project;*
- 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 Vancouver Park Board, with Bid Committee and Chief Purchasing Official (CPO) concurrence;*
- C. THAT, upon approval of the contract by Vancouver Park Board, with Bid Committee and CPO concurrence, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;*
- D. THAT no legal rights or obligations will be created by the Board's adoption of Recommendations A, B, and C, above unless and until such contract is executed by the General Manager of the Vancouver Board of Parks and Recreation.*

## POLICY

Vancouver Park Board's Procurement Policy requires that contracts with values over \$500,000.00 and less than \$2,000,000.00 require approval by the Vancouver Park Board, with Bid Committee and Chief Purchasing Official (CPO) concurrence.

## **REPORT SUMMARY**

The renovation of the Kitsilano Beach Tennis Courts has been identified in the 2012-2014 Capital Plan and communicated through project community engagement initiatives (stakeholder meetings, a public open house in November 2012, and city website).

The purpose of this report is to request approval to award the contract for the Kitsilano Beach Tennis Court Renovation Project to Cedar Crest Lands (B.C.) Ltd. in a CCDC 2-2008 fixed price contract.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

The City's Procurement Policy (AF-015-01) requires that awards for contracts with values over \$500,000 must be approved by the Bid Committee. The Bid Committee has considered and approved Cedar Crest Lands (B.C.) Ltd. as the successful proponent at its April 19<sup>th</sup>, 2013 Meeting.

## **CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

This Bid Committee and General Manager recommend entry into the anticipated construction contract with Cedar Crest Lands (B.C.) Ltd.

## **BACKGROUND**

The City issued an Invitation to Tender (ITT PS201330221) in March 2013 for Construction Services for the Kitsilano Beach Renovation Project to five (5) prequalified vendors, and received two (2) submissions in response to the ITT (see table below). City staff on the ITT evaluation committee, and subsequently the Bid Committee, considered the submissions received and on the basis of lowest qualified bid, recommended that Cedar Crest Lands (B.C.) Ltd. be awarded a contract for this construction project.

<b>Company:</b>	<b>Bid Amount:</b>
Cedar Crest Lands (B.C.) Ltd.	\$531,117.60
Wilco Civil Inc.	\$664,050.00

Built in 1962, this facility provides 10 tennis courts in 2 sections: one set of 5 tennis courts in the north section and one set of 5 tennis courts with a practice wall in the south section. This is a high profile facility due its size and premier waterfront location, and it is estimated that these courts are used by 12,000 to 15, 000 players annually.

The work includes demolition of the 10 existing tennis courts, and installation of new granular base material, a geotextile membrane, asphalt, blue and green plexipave sports surfacing, nets, posts, fencing and benches, and a practice wall. Renovation is necessary due to the court condition, with the 5 northern courts in the worst condition due to age

and due to the peat soils that are present below the courts. The consulting geotechnical Engineer's recommendation for a geotechnical membrane below the new courts is included in the construction scope, and this will reduce the risk for differential settlement of the new court surface and prolong the facility service life. Images that illustrate the current and the proposed conditions are attached as Appendix A to this report.

### **Strategic Analysis**

This project builds on the legacy of the 2010 Olympic and Paralympic Games by aligning with the Vancouver Sport for Life: Vancouver Sport Strategy and confirms our commitment to the sport of tennis for play at all levels, from professional to children at risk.

The Park Board maintains over 180 tennis courts, yet none of the existing courts can host international tournaments. Five of the renovated courts will be constructed to an international tournament standard for size and surface grade, (1% slope, min. 19 and 21 foot run out distances as compared to existing run out distances of only 18 feet or less on each court). Tennis BC expresses a keen interest to host and to train for international tournaments such as The Davis Cup (one of the largest annual international competitions in sport) at this location.

In addition to supporting international tournaments, these courts will provide recreation for all users. The Park Board Strategic Plan includes a direction for Improved Inclusivity and Accessibility, and universal design is included to enable participation of all ages and abilities. The Kitsilano War Memorial Community Association currently offers more than 50 tennis courses at this location, and this programming is expected to grow.

The Strategic Plan also directs staff to provide Well Managed Infrastructure: the new tennis courts will be built with quality for durability and low maintenance. In order to accommodate the larger footprint and to ensure longevity of the courts, 10 medium size trees are to be removed. At least 20 new trees will be replanted to offset the tree loss west of the courts, and tree root barriers will be installed to ensure the remaining protected trees around the courts do not impact the renovated facility over time. No trees will be removed along the visually significant eastern Arbutus Street, or southern parking lot frontages of the courts. This information was made available at the public engagement events and will also be available on the site construction information signs.

### **Financial and Partnerships**

The 2012-14 Capital Plan provides \$800,000 for Park Board Tennis Court projects city-wide. Financial Planning and the Director of Parks are satisfied with the funding available through the Capital Plan and Annual budget for this Project (NPP-00046-TN).

The Park Board is pleased to recognize the Kitsilano War Memorial Community Association as a generous supporter of this project. With a \$30,000 financial contribution the Association is re-investing some of the funds generated through programs offered at the Community Centre into this local tennis facility. This project is another example of

the partnership between the Park Board and the Kitsilano War Memorial Community Association focused on providing quality facilities and services to residents.

Additional funding of \$26,000 through Canada One Foundation has been confirmed, and we anticipate additional partners to come forward before the start of construction.

### **Environmental**

As warm dry weather is essential for quality control during the construction of the asphalt and the blue and green plexipave court surface, the contract schedule provides 4 months (May to August) to plexipave installation and substantial completion. The ITT identifies that the plexipave installation deadline is August 31, 2013 with a total completion target of the fall of 2013.

Cedar Crest Lands (B.C.) Ltd. has delivered many successful Park Board projects including the Connaught East field renovations in 2011, Emery Barnes Park Phase 2 in 2010, and Phase 3 in 2012, and two playground projects in East Vancouver in 2013. This firm has built many tennis courts in the Lower Mainland, has a strong understanding of the City's business and implementation needs, and has proven and relevant experience in public organizations of similar and larger size and complexity and a great track record in protecting the environment and managing run-off during construction.

### **CONCLUSION**

This project confirms our commitment to tennis in Vancouver and aligns with the Vancouver Sport Strategy and Park Board Strategic Plan directions for Improved Inclusivity and Accessibility, and for Well Managed Infrastructure. This project also demonstrates how Community Associations give back to the community by partnering with the Park Board.

Staff recommends that the City of Vancouver enter into a fixed-price CCDC 2-2008 Construction Contract with Cedarcrest Lands (B.C.) Ltd. for the Kitsilano Beach Tennis Courts project. Funds are available in the 2012-14 Capital Plan and 2013 Capital Budget.

Prepared by:

Director of Parks, Vancouver Board of Parks and Recreation  
Supply Chain Management, City of Vancouver

## Appendix A – Existing Conditions and Renovations Proposed



### KITSILANO TENNIS COURTS - EXISTING CONDITIONS

January 24th, 2012



### KITSILANO TENNIS COURTS - RENOVATION PROJECT

January 24th, 2012