



May 12, 2016

**TO:** Park Board Chair and Commissioners  
**FROM:** General Manager - Vancouver Board of Parks and Recreation  
**SUBJECT:** East Fraser Lands (EFL) Consultant Contract Award

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## RECOMMENDATION

- A. THAT Subject to Recommendations B, C and D, the Vancouver Park Board enter into a fixed price contract with the design firm Space-2-Place Design Inc. in the amount of \$840,140.87, plus GST, to be funded by the 2015-2018 Capital Plan, for four new park parcels within the East Fraser Land precinct;
- B. THAT the contract be on the terms and conditions outlined in this report titled, East Fraser Lands (EFL) Consultant Contract Award, 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 the 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 and less than \$2,000,000 require approval by the Vancouver Park Board, with Bid Committee and Chief Purchasing Official (CPO) concurrence.

## BACKGROUND

The East Fraser Lands ("EFL") lie in the southeast corner of Vancouver on the Fraser River and includes the land between Kerr Street and Boundary Road south of Marine Way, and a triangle shaped site north of Marine Way at Boundary Road. The Canadian Pacific Railway (CPR) rail corridor runs parallel to Kent Avenue and divides the 126 acres (51 ha) of EFL into north and south sections. The Canadian White Pine sawmill operated on the land south of the rail corridor until the mill closed in 2001. After this date, the land was re-designated from its industrial zoning and new planning directions for the land unit were defined in the City of Vancouver's 2004 Policy Statement.

This site is now being developed by Wesgroup Properties and several residential developments have already been built-out as per the EFL Design Guidelines. These design guidelines also set out the expectations for all parks throughout the precinct. In total, there are 25 acres (10.2 ha) of parks planned for the EFL precinct. The scope of this RFP focuses on the delivery

of the parks in Phase 2, with the exception of Neighbourhood Park North (this was completed in 2012) and Playfield Park (this will be built at a later date). The parks that are the focus of this RFP are:

- (a) Neighbourhood Park South: 0.30 acres (0.12ha)
- (b) Kinross Park North: 0.27 acres (0.11ha)
- (c) Kinross Park South: 1.26 acres (0.51ha)
- (d) Foreshore Park: 5.93 acres (2.4ha)

The development of these contiguous park parcels will create a key linkage to the Fraser River trail west of Kerr Street and ecological connections to Everett Crowley Park to the north as well as the Fraserview Golf Course. The delivery of these much anticipated park parcels will be welcome by the new residents living in the EFL precinct and signify the City of Vancouver's commitment to deliver amenities to EFL.

## **DISCUSSION**

The City issued a Request For Proposal (RFP) (PS20151937) on January 5, 2016 for Design Services for Area 2 parks within EFL. The bid period was open for 5 weeks and closed on February 9, 2016. Eight (8) proposals were received.

City staff on the RFP evaluation committee considered and scored the proposals received and, based on the scoring, recommend that Space-2-Place Design Inc. be awarded a contract for this design project. The overall score was based on a weighted analysis in which price accounted for 35% of the score while technical ability and sustainability accounted for 60% and 5% respectively. Reference checks were also conducted for four (4) past projects and the feedback from representatives at each of the four (4) municipalities was overwhelmingly positive.

Space-2-Place has an excellent team of professionals in-house and has teamed up with well-established sub-consultants to provide additional technical expertise related to engineering and environmental aspects of the project. Space-2-Place has delivered many highly regarded projects in the Lower-Mainland including Oppenheimer Park in Vancouver and Garden City Park in Richmond. City staff is confident that the Space-2-Place team will be able to deliver the project on time, and on budget, in a manner that sufficiently engages the public and balances the needs of all stakeholders.

The park design work will be funded from the 2015 -2018 Capital Plan. More specifically, this funding within the Capital Plan has been obtained through Development Cost Levy (DCL) contributions that have accumulated from development in the EFL precinct.

Financial Planning & Analysis (FP&A) and the Bid Committee have reviewed the cost of the goods and/or service and concurs that \$840,140.87 is available from the Vancouver Park Board (CPP-00052-EF) budget.

## **SUMMARY**

This project builds on the goals laid out in the Park Board Strategic Plan as well as the design guidelines shaping the EFL district. The park developments in this neighbourhood will enrich

the community and satisfy the Park Board's obligation to develop park amenities in EFL. Construction of these park parcels combined with Neighbourhood Park North (completed in 2012) will result in the completion of 32% of the total 25 acres (10.2 ha) of parks planned for EFL. Park Board staff is confident that Space-2-Place will be adroit at designing and managing this complex project that will provide critical green infrastructure in the southeast corner of the City of Vancouver.

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