



August 21, 2018

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: China Creek North Park Construction Contract

RECOMMENDATION

- A. THAT the Vancouver Park Board authorize staff to enter into a contract with TGK Irrigation Ltd. for renovations at China Creek North Park, with a contract value of \$683,541 plus applicable taxes to be funded through the 2018 Capital Budget; and
- B. FURTHER THAT the Director of Legal Services, Chief Purchasing Official, and Park Board General Manager be authorized to execute on behalf of the Park Board the contract contemplated by Recommendation A; and
- C. THAT no legal rights or obligations will be created by the Park Board's adoption of Recommendations A and B above, until the contract is executed by the authorized signatories of the City and Park Board as set out in these Recommendations.

REPORT SUMMARY

An Invitation to Tender (ITT #PS20180859) was issued in June 2018 for the implementation of renovations at China Creek North Park. The ITT was advertised on the City of Vancouver website and BC Bid and the work was called in accordance with the terms and condition of the City's Procurement Policy AF-015-01. The ITT evaluation committee, have considered the responses received, and on that basis recommend that the Park Board enter into a contract as described above with TGK Irrigation Ltd.

BOARD AUTHORITY / PREVIOUS DECISIONS

As per the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over park land use in the City of Vancouver, including any structures, programs and activities, fees, and improvements that occur within designated parks.

The Park Board's Procurement Policy requires that contracts with values from \$500,000 and less than \$2,000,000 be approved by the Park Board, with Bid Committee and Chief Purchasing Official concurrence. Due to recent revisions in Procurement and Budget policies adopted by Vancouver City Council, ITT #PS20180859 did not need to be seen by Bid Committee. Under the City's new Procurement Policy ADMIN-008, the new threshold for Bid Committee approval is for contracts over \$750,000.

At its regular meeting of July 10, 2017 the Board approved the China Creek North Park concept plan.

BACKGROUND

China Creek North Park is located in the Mount Pleasant Neighbourhood at the corner of Great Northern Way and Glen Drive. It was named for the Chinese settlers who lived, gardened, and fished along the banks of the creek that once flowed through the site as water made its way to False Creek. The deep ravine of the creek was used as a City landfill in the 1920's and 1930's. Exposure to the materials deposited on the site was ultimately deemed a risk and the site was capped with soil.

Today the park is bordered by residential neighbourhoods on the south and western edges and a mix of businesses and educational institutions on the north and eastern edges. It currently features: two softball fields; a seasonal soccer field; a jogging loop with exercise stations; a playground; a community garden; a steep hill at the western edge often used by the community for recreational purposes; mature trees; and the Glen Pump Station, owned and operated by the City's Engineering department. The playground and the pump station have reached the end of their lifespan and require replacement. General circulation and accessibility are also a concern in the park, particularly at the steep hill adjacent to St. Catherines Street.

Park Board staff worked with the community and stakeholders for the design of: a new playground, an accessible hillside path, staircase, track repairs, new planting beds, and, in collaboration with Engineering staff, on the design of a new pump station. The station includes two universal washrooms, new seating and an interpretive panel about the historic streams of Vancouver. Two public engagements held in December 2016 and in May 2017 resulted in favourable public support followed by Park Board approval of the [conceptual design and pump station](#) on July 10, 2017. A copy of the site layout plan showing the planned improvements is attached as Appendix A.

DISCUSSION

The scope of work in this contract includes the playground replacement, stair, pathway, track resurfacing and landscaping. Construction of the Glen Pump Station is on a separate timeline and will be managed by COV Engineering. Given that a large portion of the park improvements will be located on a steep hill, construction can only occur during favourable dry weather. Therefore work will take place from October 1, 2018 to June 30, 2019; an extended period that allows for delays during periods of wet weather.

The construction works include management of contaminated soils and Japanese Beetle. Because the site was once used as a landfill, staff have tested key areas of the construction project for contamination. The results indicated concentrations of certain metals in soil exceeding the Contaminated Sites Regulation (CSR) parkland use (PL) standards in two locations. All other concentrations of metals, hydrocarbons and PAHs were less than the CSR PL standards. Contaminated soil will be disposed of at the Vancouver Landfill. The park is also in the Japanese Beetle Regulation Area which prohibits transport of the top 12" of soil and all plant materials outside the containment zone set by Agriculture Canada. Soil from the top 12" will be reused in the park and any removed sod will be managed at a local City soil management site.

The purpose of the ITT was to identify suppliers with a demonstrated capability to provide construction services over the term of the contract specified, with competitive pricing and ability to meet the Park Board's service requirements.

Strategic Analysis

The ITT was issued in the accordance with Park Board's Procurement Policy. Bids were received from:

Western Watershed Designs Ltd.	\$796,777.69
Canadian Landscape and Civil Services Ltd.	\$769,957.00
Wilco Civil Inc.	\$746,938.10
TGK Irrigation Ltd.	\$683,541.00

The tenders were evaluated based on compliance to tender requirements and prices offered. Compliance checks and evaluations were conducted by Supply Chain Management, and the project team - which included a Park Board team and consultant team - were given the opportunity to review the bids. The recommended tenderer submitted the lowest priced compliant tender.

TGK Irrigation Ltd. recently completed the Dr. Sun Yat Sen Gardens pond renewal project.

Financial Implications

Finance has reviewed and confirmed that funding is available in the 2018 Capital Budget. The project will be funded through the Neighbourhood Park Renewal program.

Legal

The Park Board's Procurement Policy requires that all contracts that have been awarded by Bid Committee plus the Board will be signed by the Director of Legal Services. As aforementioned, a Bid Committee award was not required for this project.

CONCLUSION

Staff recommend that the Vancouver Park Board enter into a contract with TGK Irrigation Ltd. for the renewal of China Creek North Park as described in this report and as set out in the ITT – PS20180859 documents.

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Site Layout Plan for Construction

