



DOWNTOWN PARK AT SMITHE AND RICHARDS

Construction Contract

Park Board Committee Meeting
December 9, 2019



- Purpose of Presentation
- Background
- Park Design Process
- Procurement Process
- Next Steps
- Recommendation

- To provide an overview of the background, park design process, procurement process, and next steps; and
- To seek Park Board decision to enter into a contract with Smith Bros. and Wilson (B.C.) Ltd., for the construction of the new park at Smithe and Richards, for an estimated term of two (2) years, with an estimated contract value of \$13,818,141.



Background

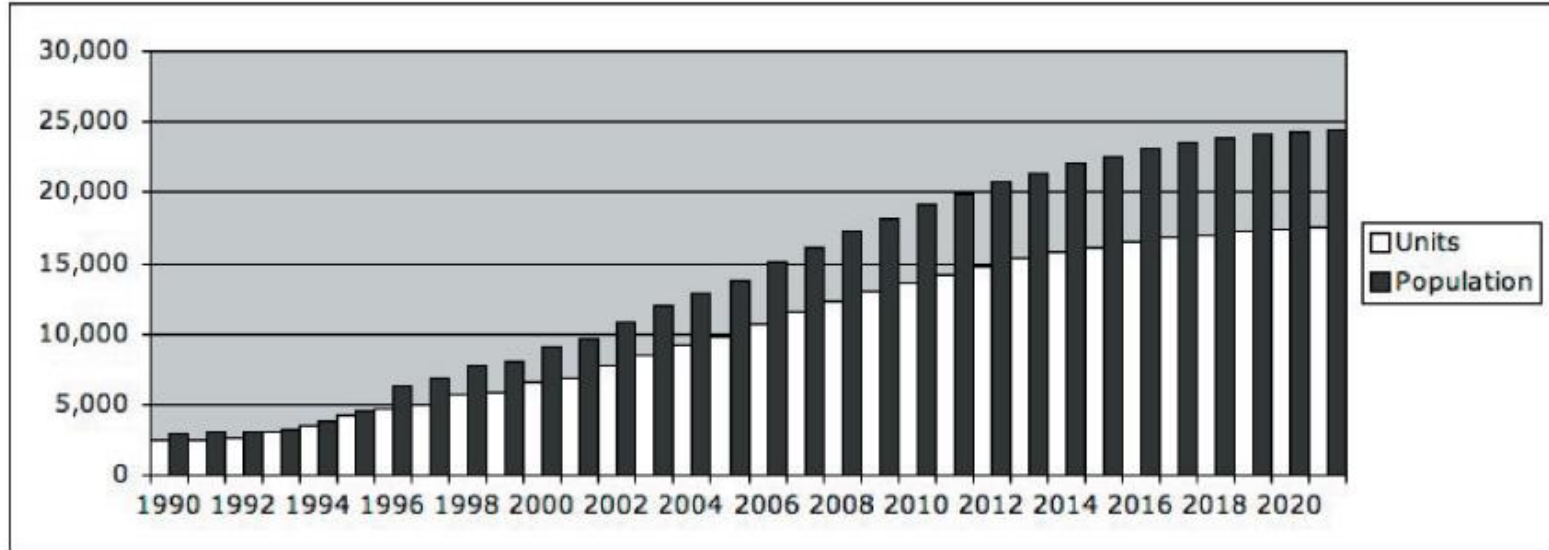


1988

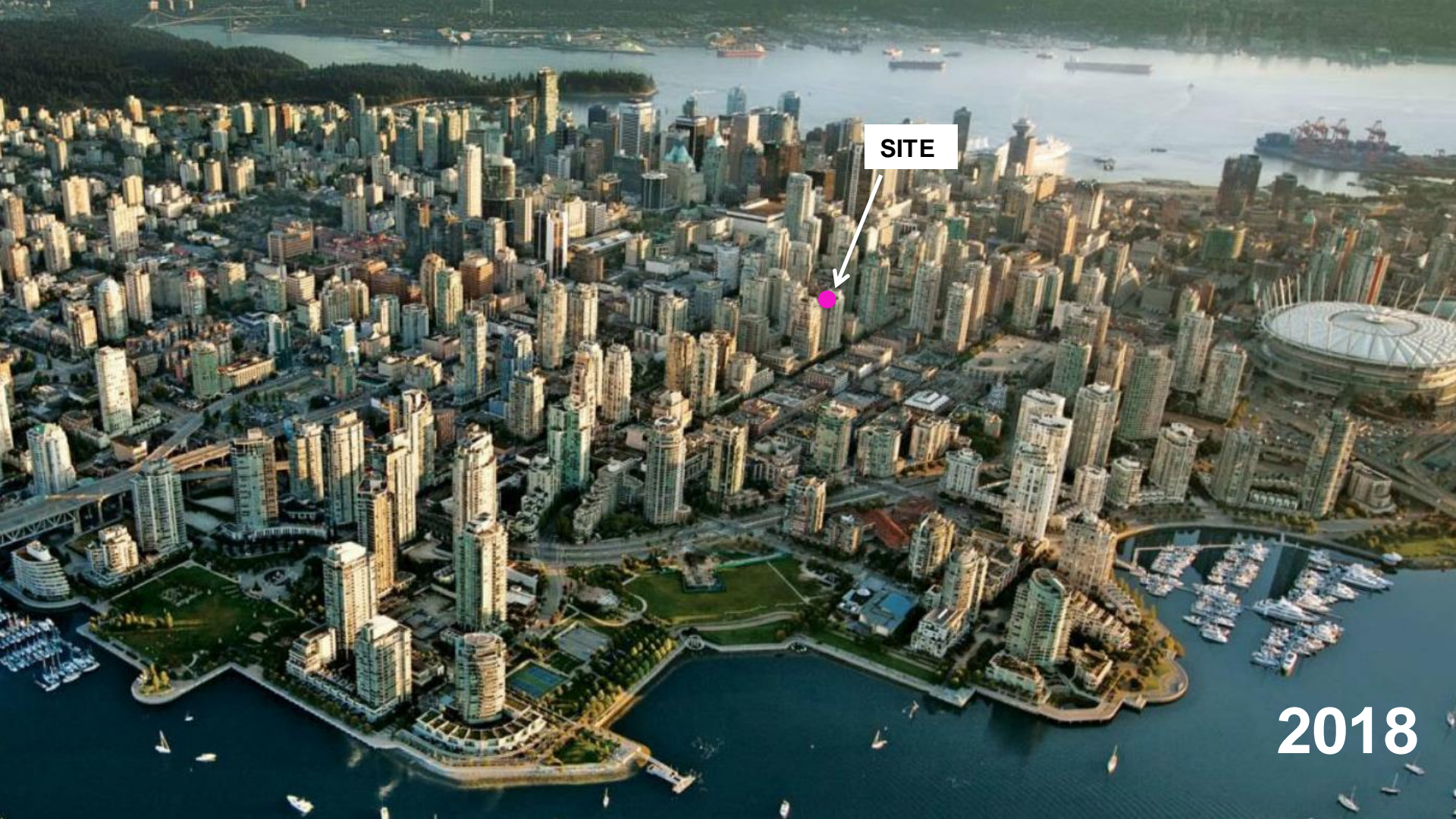


SITE

Projected Growth in Downtown South



2007 Projected growth in Downtown South



SITE

2018



1992

City Council adopts Downtown South plan including the Public Benefits Strategy including a goal to build 2.8 ha (7ac) of parks for a new residents

2003

City initiates plan to funds park land acquisition and park construction (incl. Emery Barnes) through development cost levies (DCL)

2011

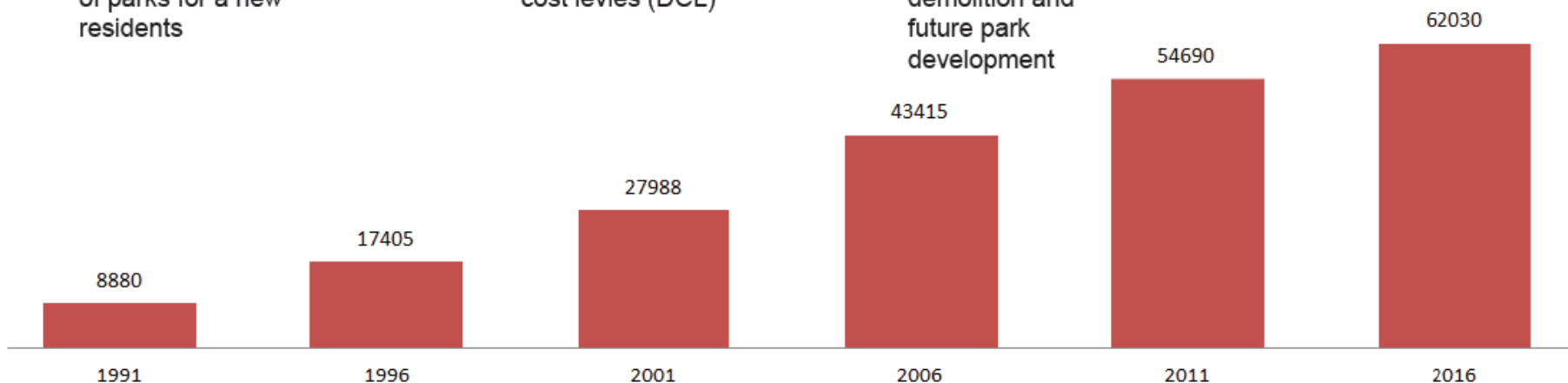
Community Amenity Contributions (CACs) are allocated for land aquisition, demolition and future park development

2013

Park Board aquires parcel of land at Smithe & Richards

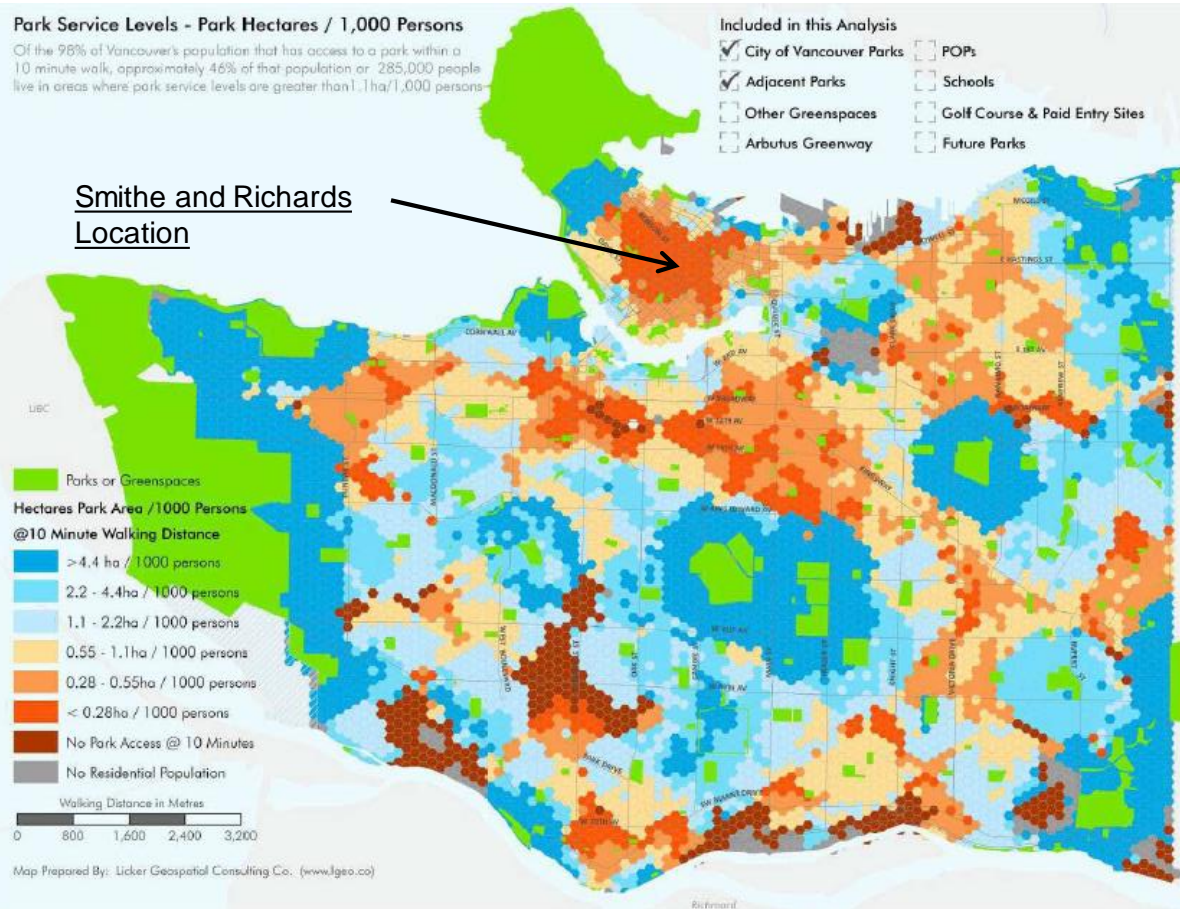
2014

Environmental remediation of limited site contamination to prepare land for park development



■ POPULATION OF DOWNTOWN VANCOUVER

2018 Park Provision Study

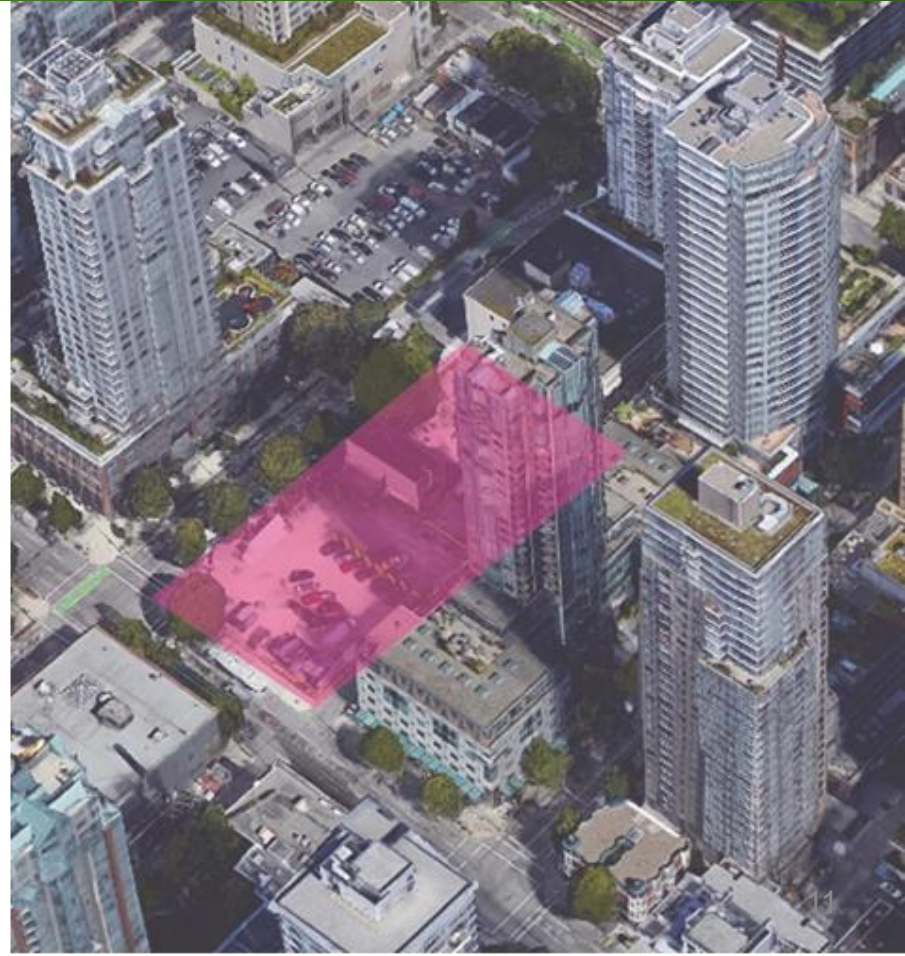
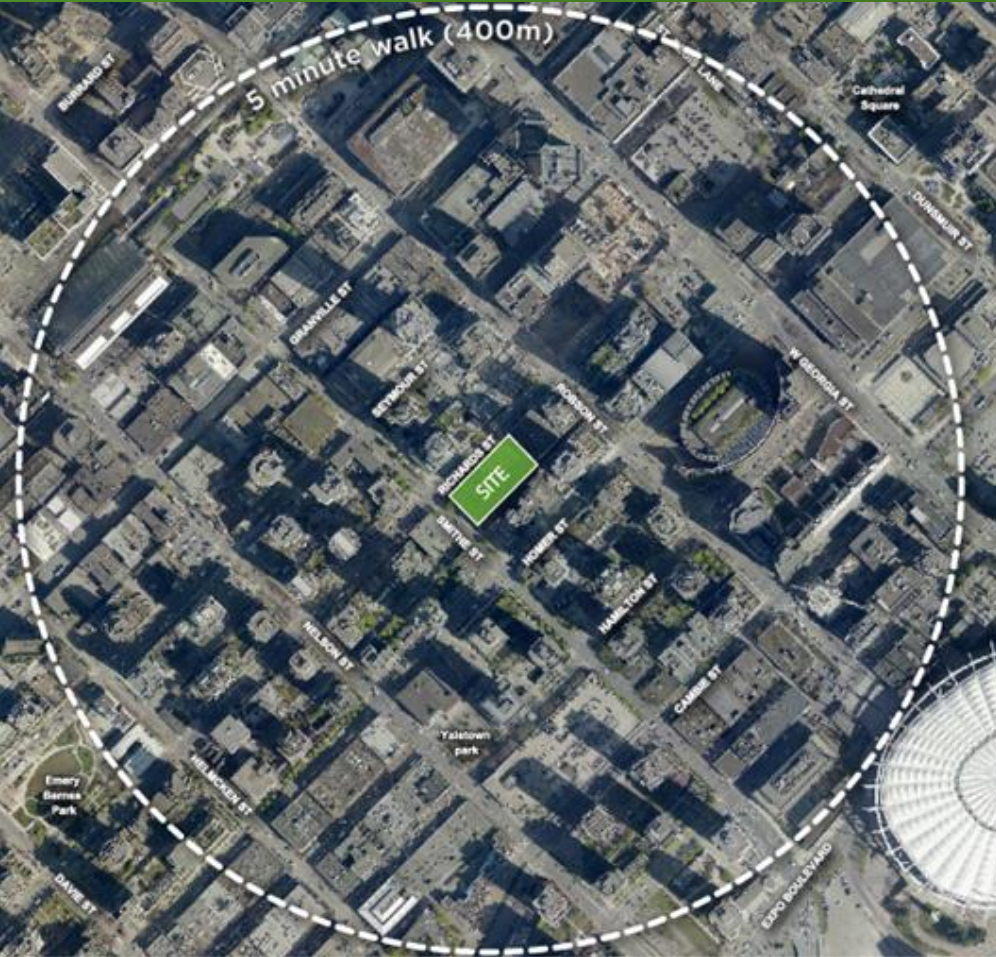


- Park Area per 1000 within a 10 minute walking distance.
- The current Downtown South park provision is >.28ha/1000
- City-wide average 2.1ha/1000



SOURCE: City of Vancouver population projections and
Park Board park acquisition data

Background – Site context





Park Design Process

Park Design Process



2015

RFP Issued
and consultant
DIALOG
engaged

Extensive 18 month
public engagement
process with
Park Design Focus
Group and the Public

2016

Park Board
approves
preferred concept

2017

Design
Development and
permitting

2018

Detailed design,
refinement and
finalized costing
of the park
construction



5 TOP THEMES FROM PUBLIC INPUT

Hundreds of residents attended the first public event and participated in the online survey to share their priorities and ideas for the future park. The top themes relating to park qualities are:



GREEN

Participants would value green spaces and lush landscaping including tree canopy, biodiversity, and use of indigenous plant species in the future park.



PLAY

Participants would value opportunities for play, including for young children. Examples provided include interactive art, physical play, performance spaces, and other ideas.



SCALE AND COMFORT

Participants like the idea of a comfortable park scale and opportunities for lingering (e.g. seating).



FOOD AND ENGAGING EDGES

Participants like the idea of being able to purchase a coffee or food in the park, and they favour other activities and design elements that serve to draw passersby into the park.



PROGRAM

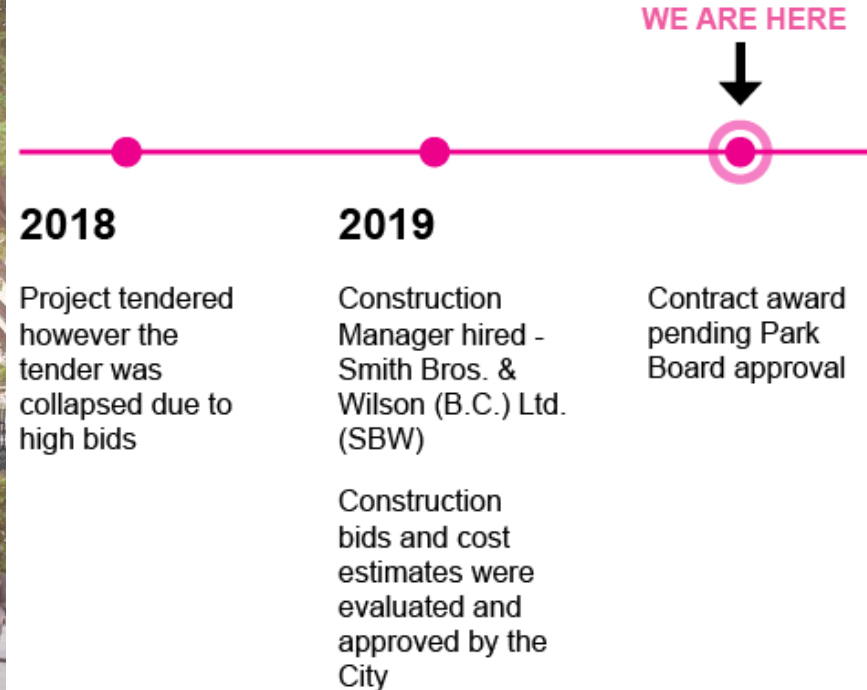
Participants support the idea of having a range of organized activities take place to activate the park space.

Tour of the Park



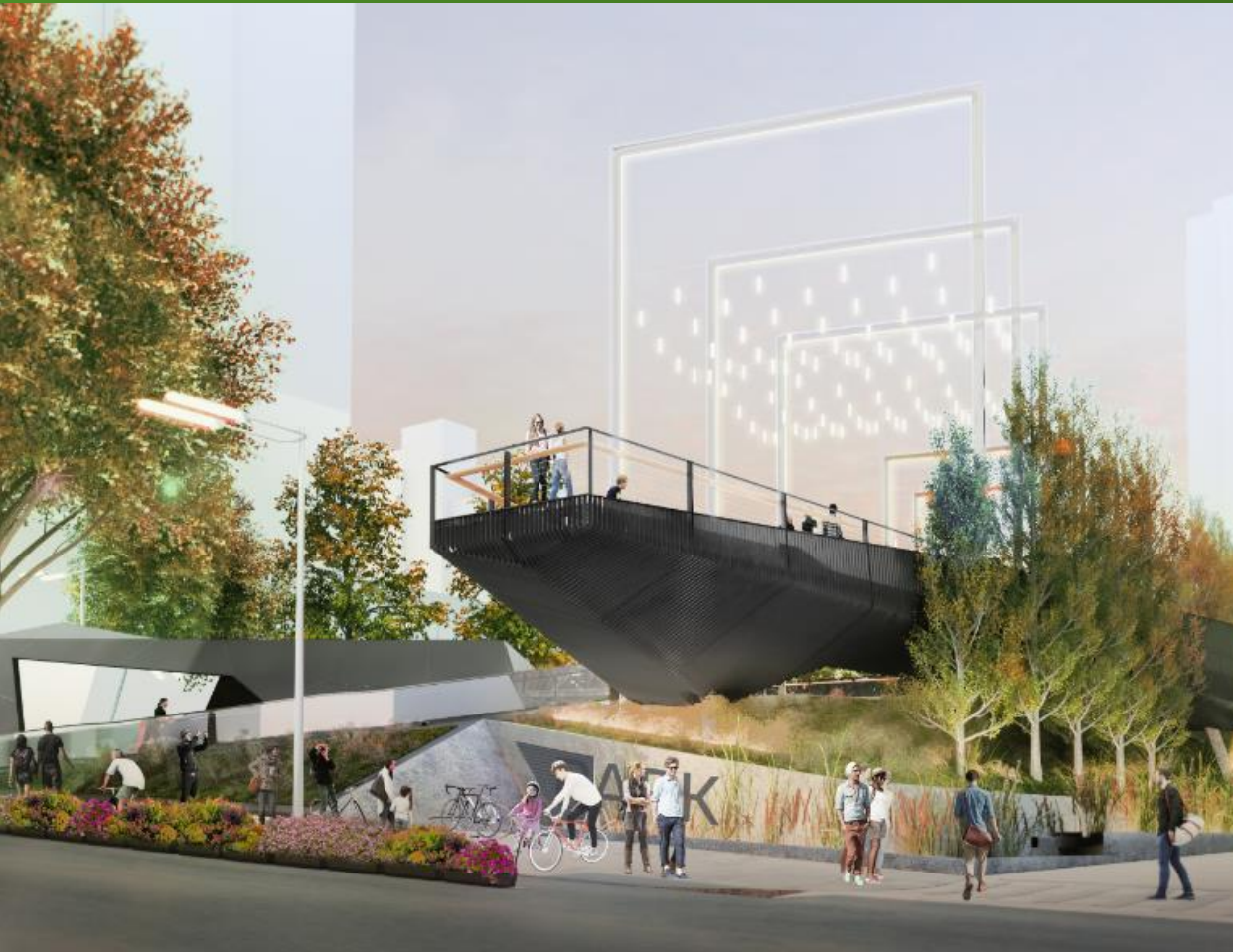


Procurement Process





Next Steps



NEXT STEPS



2020

Ground breaking
in January and
park construction
begins



2021

Park completion
and opening



Recommendations



- A. THAT the Vancouver Park Board authorize staff to negotiate to the satisfaction of the Park Board's General Manager, City's Director of Legal Services, and the City's Chief Purchasing Official and enter into a contract with Smith Bros. and Wilson (B.C.) Ltd., for the construction of the new park at Smithe and Richards, for an estimated term of two (2) years, with an estimated contract value of \$13,818,141, plus applicable taxes, over the initial two-year term, to be funded through the Park Board's existing Capital Budget (CPP-00074).
- B. FURTHER THAT the Director of Legal Services, Chief Purchasing Official and Park Board General Manager be authorized to execute on behalf of the Board the contract contemplated by Recommendation A;
- C. THAT no legal rights or obligations will be created by Board adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these Recommendations.



Division/Department	Name & Title	Concurrence Date
Park Development	Ian Stewart, Manager (Acting)	Dec 4/19
Park Planning & Development	Dave Hutch, Director (Acting)	Dec 5/19
GM's Office	Malcolm Bromley, GM	